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## TO LET

**WAREHOUSE/INDUSTRIAL PREMISES  
SPRINGVALE INDUSTRIAL PARK  
UNION STREET  
BILSTON  
WV14 0QT**

2,428 - 11,288 sq ft (226 - 1,049 sq m)

Direct access to Millfields Road leading directly to the Black Country Route.

Junction 10 M6 approximately 3 miles.

Wolverhampton City Centre approximately 3.5 miles.

[bulleys.co.uk/springvaleip](http://bulleys.co.uk/springvaleip)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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Oldbury  
**0121 544 2121**  
View more at [bulleys.co.uk](http://bulleys.co.uk)

Wolverhampton  
01902 713333

## LOCATION

The premises are situated within an established industrial area of Bilston and accessed via the A4039 Millfields Road, which leads directly to the A463 Black Country Route. Approximately 3 miles to the East is Junction 10 of the M6, with Wolverhampton City Centre is approximately 3.5 miles North-West.

## DESCRIPTION

Springvale Industrial Park comprises a mixture of mid range and larger industrial premises, suitable for production, warehousing and a variety of service industries. Many of the units are of steel portal frame construction, with brick/block elevations and accessed via roller shutter doors, with office accommodation and WC facilities.

## ACCOMMODATION

Gross internal areas approximately:

	<b>sq ft</b>	<b>sq m</b>
Unit 7	6,412	596
Unit 8	4,876	453
Unit 7 & 8 combined	11,288	1,049
Unit 9 & 10a	7,883	732
Unit 10b	2,428	226
Unit 32	5,075	471

## OUTSIDE

To the front of the units are visitor/staff car parking with loading and unloading via a roller shutter door.

## SERVICES

We are advised that mains water, drainage, gas and 3 phase electricity are connected or available. Interested parties are advised to check the position with their adviser/contractors.

## RENTAL

Unit 7	£20,839 per annum exclusive
Unit 8	£15,847 per annum exclusive
Unit 7 & 8	£36,686 per annum exclusive
Unit 9 & 10a	£25,620 per annum exclusive
Unit 10b	£10,450 per annum exclusive
Unit 32	£16,495 per annum exclusive

Incentives available dependant upon length of lease and covenant strength.

## LEASE TERMS

The units are available by way of a new full repairing and insuring lease on a term to be agreed.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

## PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton City Council on 01902 556026.

## RATES

We are advised by the Valuation Office Agency website that the assessments are as follows:

	<b>Rateable Value</b>	<b>Rates Payable (2014/15)</b>
Unit 7	£16,500	£7,623.00
Unit 8	£16,000	£7,392.00
Unit 9 & 10a	£23,250	£10,950.75
Unit 10b	£8,600	£3,973.20
Unit 32	£15,000	£6,930.00

These figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

## VAT

All figures are quoted exclusive of VAT at the current prevailing rate.

## EPC

EPC's have been carried out on these properties and have been awarded as follows:

Unit 7	108 E
Unit 8	104 E
Unit 9 & 10a	Being commissioned
Unit 10b	Being commissioned
Unit 32	147F

## WEBSITE

Aerial photography and further information is available at [bulleys.co.uk/springvaleip](http://bulleys.co.uk/springvaleip)

## VIEWING

**Strictly** by the prior appointment with Bulleys at their Oldbury Office on 0121 544 2121.

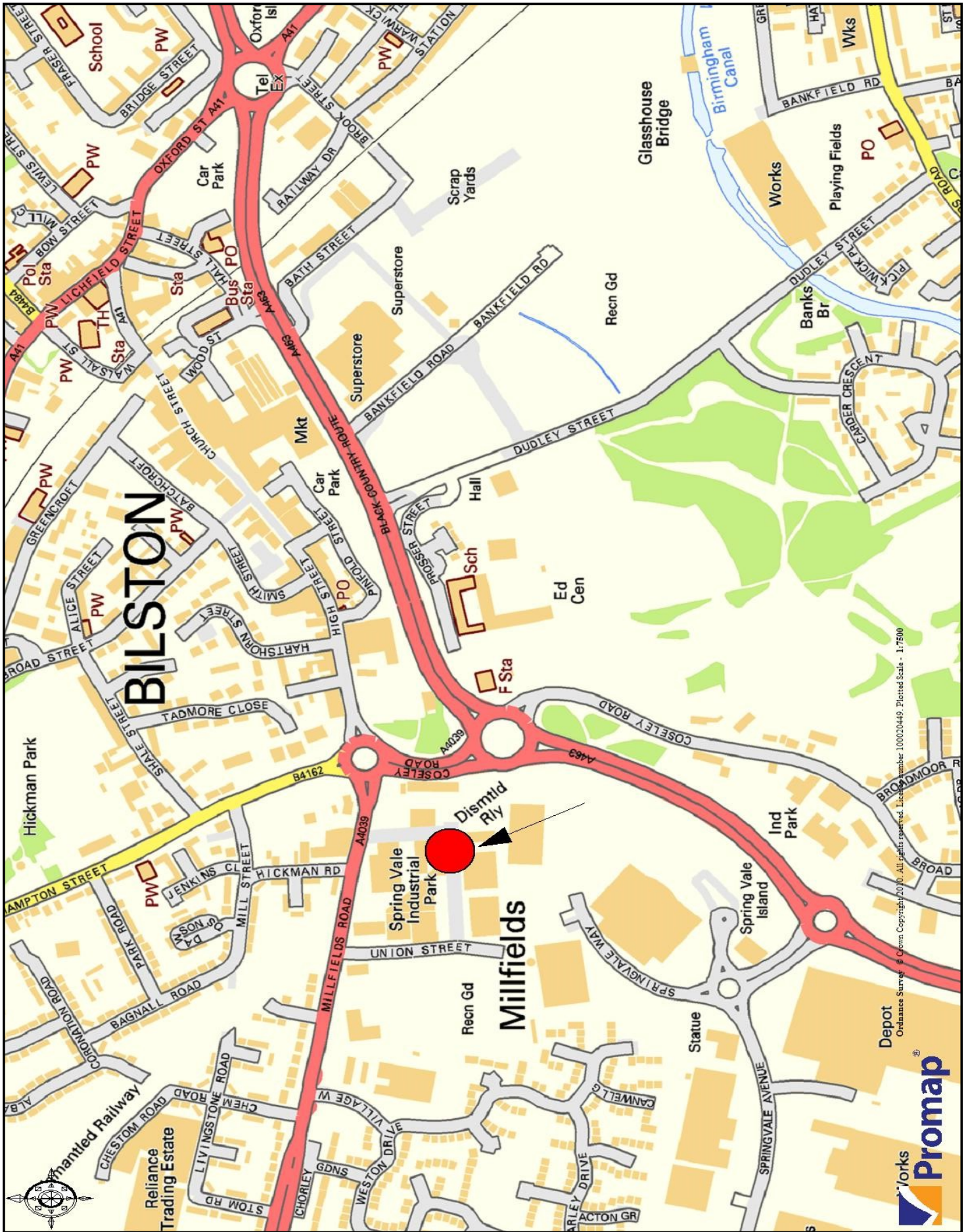
Details amended 05/14.



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Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



**IMPORTANT NOTICE**

- (i) Bulleys for themselves and for the vendors or lessors of this property whose agents they give notice that:
  - (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
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