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TO LET

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

1,242 - 5,260 sq ft (115 - 489 sq m)

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

Junction 10 M6 approximately 3 miles.

Wolverhampton City Centre approximately 3.5 miles.

bulleys.co.uk/springvaleip

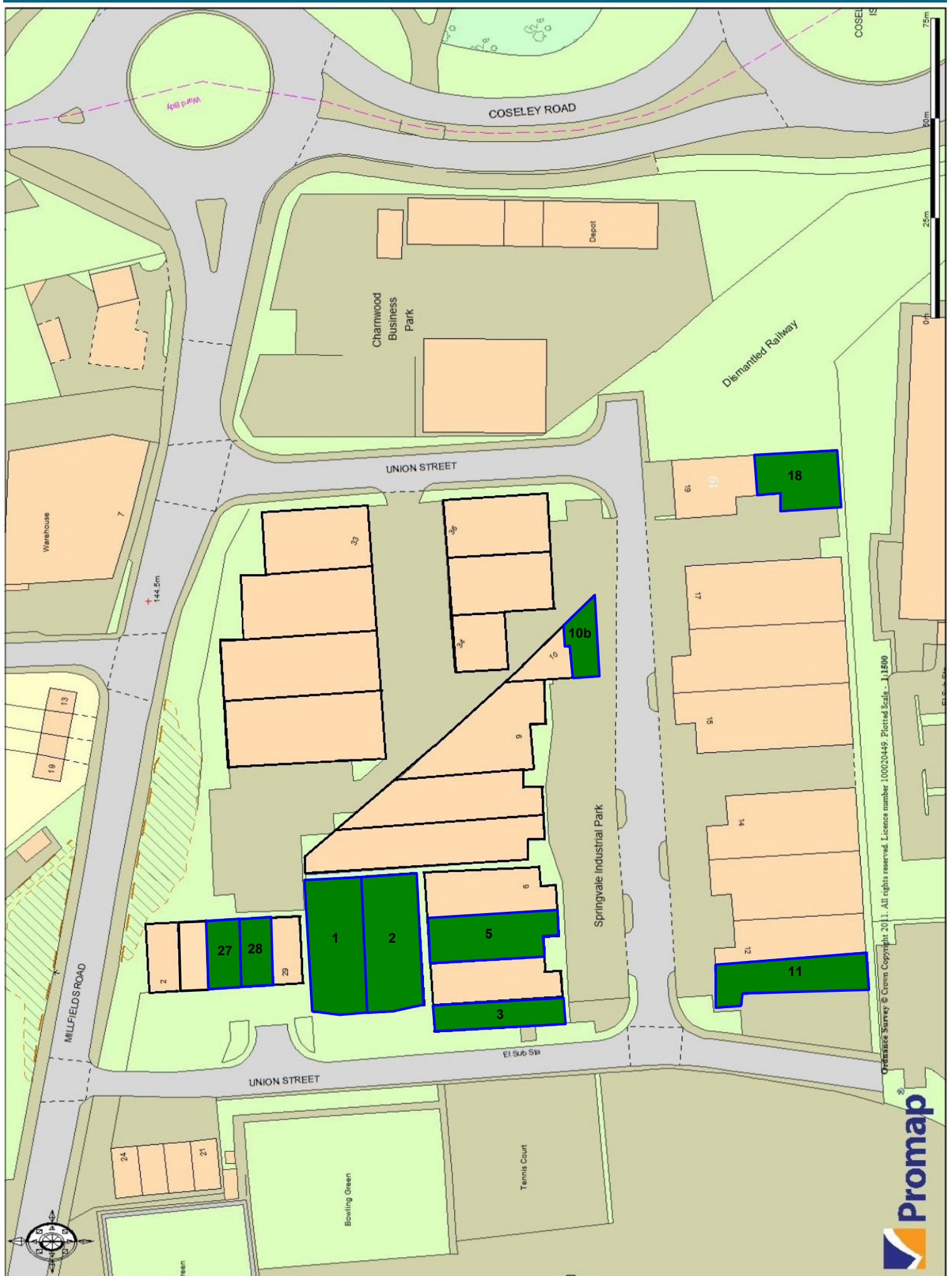


INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Oldbury
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View more at bulleys.co.uk

Wolverhampton
01902 713333



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

LOCATION

The premises are situated within an established industrial area on Union Street, Bilston. The estate is 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 motorway, with Wolverhampton City Centre being 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 WC facilities and some unit having the benefit of office accommodation.

Some of the vacant units are shortly due to undergo a scheme of refurbishment both internally and externally.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 2	5,260	489
Unit 5	3,692	343
Unit 10b	2,428	225
Unit 25	1,244	116
Unit 27	1,242	115

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

Following refurbishment:-

Unit 2	£23,670 per annum exclusive
Unit 5	£18,460 per annum exclusive
Unit 10b	£12,140 per annum exclusive
Unit 25	£7,464 per annum exclusive
Unit 27	£7,455 per annum exclusive

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:

	Rateable Value	Rates Payable (2019/20)
Unit 2	£15,500	£7,440.00
Unit 5	£11,250	£5,400.00
Unit 10b	£ 8,300	£3,984.00
Unit 25	£ 5,000	£2,400.00
Unit 27	£ 4,900	£2,352.00

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 which may be payable at the current prevailing rate.

EPC

EPC's have been carried out on these unit and have been awarded the following:-

Unit 2	62 C
Unit 5	120 E
Unit 10b	125 E
Unit 25	103 E
Unit 27	78 D

WEBSITE

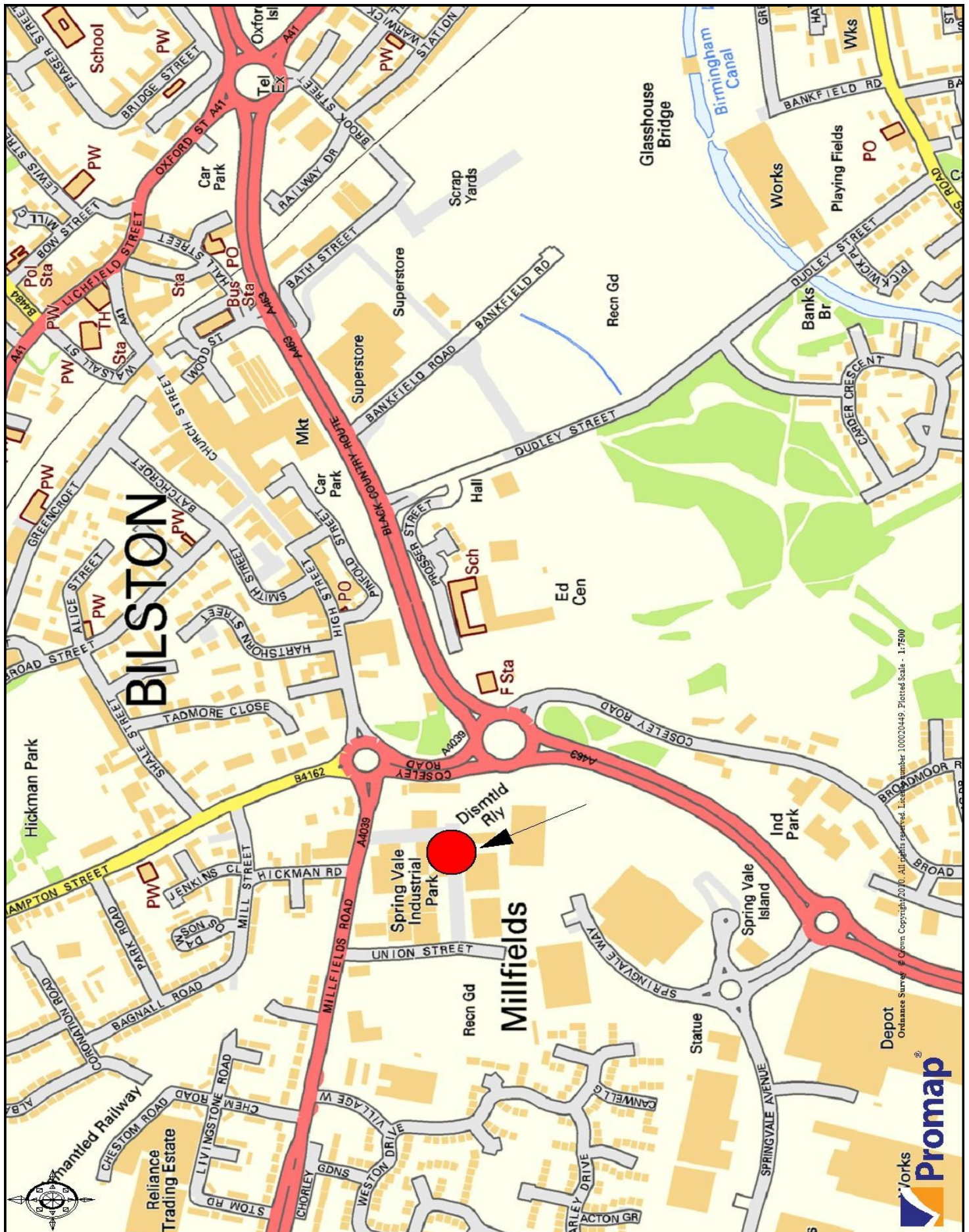
Aerial photography and further information is available at bulleys.co.uk/springvaleip

VIEWING

Strictly by the prior appointment with Bulleys at their Oldbury Office on 0121 544 2121, or the joint agent Harris Lamb.

Details amended 09/19





IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are 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.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.