



JOHNSON FELLOWS

CHARTERED SURVEYORS

**BAGGERIDGE CRAFT & ENTERPRISE PARK
BRICK KILN WAY
SEDGLEY
WEST MIDLANDS
DY3 4AD**



TO LET/FOR SALE

Under Construction – Estimated completion August 2017

390sq.ft (36.22sq.m) to 710sq.ft (66sq.m) – can combine

- Adjoining Baggeridge Village – 194 new home development by David Wilson.
- Adjoining Baggeridge Country Park – 150 acre park opened in 1983



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LOCATION

The Craft & Enterprise Park is located approximately 4 miles south of Wolverhampton city centre and 1 mile west of Sedgley. The Craft & Enterprise Park is accessed through the new David Wilson Homes Development off Gospel End Road.

DESCRIPTION

Baggeridge Craft & Enterprise Park is a 12 unit scheme specifically designed to compliment Baggeridge Country Park which adjoins the development.

The Craft and Enterprise scheme is being constructed by David Wilson Homes as part of its development of Baggeridge Village which comprises 194 new homes and a care home development.

The Craft and Enterprise scheme is linked to Baggeridge Country Park, which opened in 1983 and offers 150 acres of countryside and recreational space with facilities including:

- Miniature railway
- Mountain bike trails
- Aerial rope adventure
- Childrens' playpark
- Fishing
- Walking

SPECIFICATION

The units will be built in 4 blocks and will be of mono-pitch construction with a maximum height of 3.3m with the rear elevation of 2.9m and an internal truss height of 2.4m. The buildings will be of brick to approximately 900mm with cladding boards above, pedestrian access door and double windows to both the front and rear. In addition, signage panels are also to be installed on the front and rear elevations.

The premises will benefit from NHBC 10 year warranties.

Internally the premises will be fitted with a gas fired boiler, sink and WC.

Externally the development will adjoin a substantial car park and a coach park.

The scheme will be situated next to an impressive industrial chimney which the developers have retained as a link to the heritage of the former site which was historically home to Baggeridge Brickworks.

AVAILABILITY

Units are available of:

Number of Units	Sq.M	Sq.Ft
5	36	390
5	60	645
2	66	710

The premises are available either freehold or leasehold. Quoting terms are available.



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PLANNING

The scheme is suitable for light industrial/craft units, classified as B1c/light industrial usage. However retail/leisure uses are likely to be considered favourably by the local authority, assuming that the use benefits the wider usage of Baggeridge Country Park.

All parties are advised to make their own enquiries to the local Planning Authority to establish suitability of use.

SERVICE CHARGE

A service charge will be levied to cover the costs of maintenance and upkeep of the common parts of the Enterprise & Craft Park.

BUSINESS RATES

The units are not currently assessed for business rates. We would anticipate that individually the units will fall below the threshold for attracting business rates.

EPC

Energy Performance Certificates will be available for the units once completed.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT.

FURTHER INFORMATION / VIEWINGS

Please contact the sole retained agents Johnson Fellows:-

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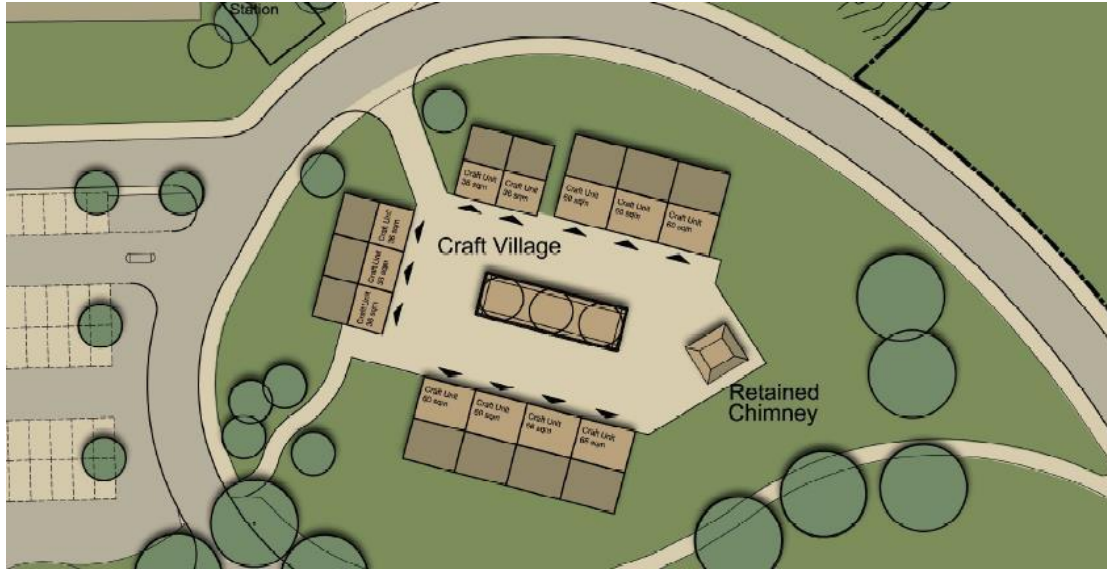
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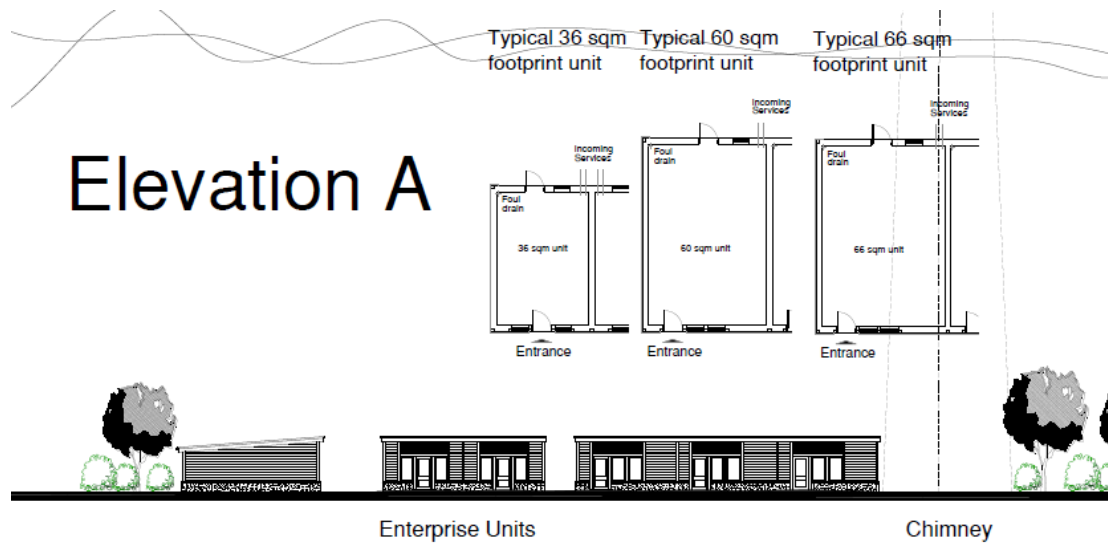
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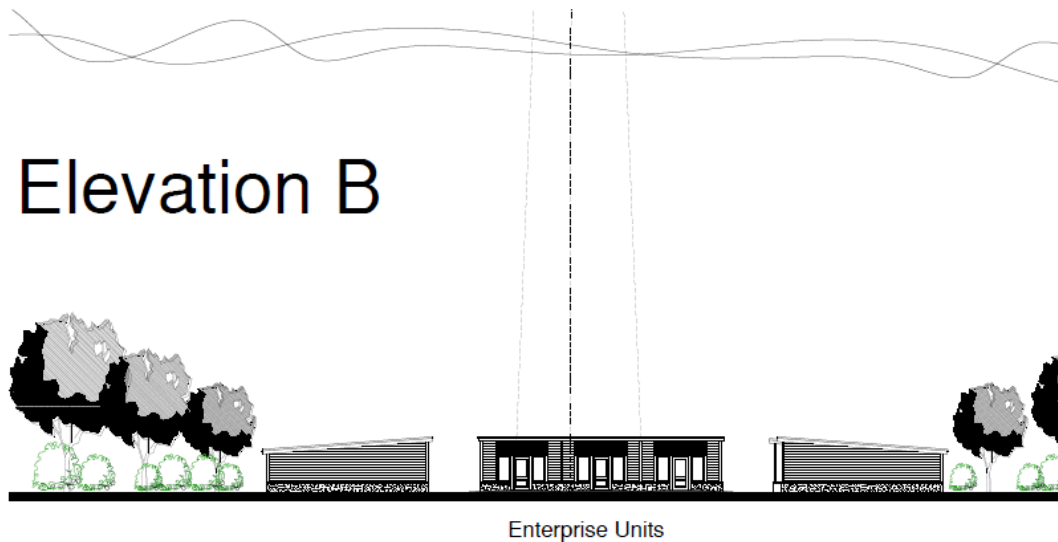
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Elevation B



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