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FOR SALE OR TO LET

INDUSTRIAL UNIT
43-47 WEDNESFIELD ROAD, WOLVERHAMPTON, WV10 0JA

LOCATION
The premises are in a prominent location on the A4124 Wednesfield Road, less than 0.3 mile east of Wolverhampton City Centre. Junction 2 of the M54 is approximately 4 miles to the north and junction 10 of the M6 is approximately 5.5 miles to the east. These junctions provide access to the national motorway network.

DESCRIPTION
The main workshop is of steel portal frame construction with brick elevations and concrete floor. Access is provided via a roller shutter door via a substantial yard area to the rear of the property. The workshop has a minimum eaves height of **3.49m** to the underside of the haunch rising to **6.45m** of the apex. There is currently a large mezzanine floor which can be left insitu or can be removed if required.

To the front of the premises is a trade counter which is of flat roof construction with brick elevations with suspended ceilings and inset lighting.

Customer parking is provided to the front of the property and additional yard area to the rear.

ACCOMMODATION
The approximate gross areas are as follows:

GROUND FLOOR		
WAREHOUSE	11,435 sq ft	1,062 sq m
PLUS MEZZANINE	4,000 sq ft	372 sq m
SITE AREA	0.7 Acres	

LEASE
The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL
£100,000 pa + VAT

PRICE
£1.3 Million + VAT for the freehold interest with vacant possession

RATING ASSESSMENT
We are advised that the rating assessment is as follows:
Rateable Value £60,500
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE
The property has a rating of 123 (Band E). A copy of the certificate is available upon request.

LEGAL COSTS
Each party are to be responsible for their own legal costs incurred in this transaction.

VAT
We understand VAT is payable on the rental/purchase price however interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY
Please click on the following links:

Mezzanine Video: https://youtu.be/yDlqdFSvqGc

Ground Floor Warehouse Video:
https://youtu.be/RtgheoubkbI

Front Sales Video - https://youtu.be/hM4AsJjk17I

VIEWINGS
Strictly by prior appointment with: -
AMT Commercial - 01527 821 111

or Bulleys on 0121 400 0407

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