

TO LET

UNITS 5 & 18 SPRINGVALE INDUSTRIAL PARK UNION STREET, BILSTON, WV14 OQL



INDUSTRIAL/WAREHOUSE WITH OFFICES

From 2,677 - 3,695 sq ft (248 - 343 sq m) (Approx. Total Gross Internal Area)

- To be refurbished
- Yard and parking areas
- Excellent road links to Black Country Route

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. Junction 10 of the M6 is approximately 3 miles to the east, whereas Wolverhampton City Centre is approximately 3.5 miles north-west.

DESCRIPTION

Springvale Industrial Park comprises a variety of industrial/warehouses, manufacturing and starter units suitable for a range of uses.

Unit 5 comprises a mid-terraced industrial/warehouse unit of steel portal frame construction with brick/block elevations and a concrete floor. Two-storey offices with W.C facilities are provided internally and a loading area with car parking is provided in-front of the unit.

Unit 18 comprises a semi-detached industrial/warehouse unit of steel portal frame construction with brick/block elevations and a concrete floor. A single storey office with W.C facilities are provided internally and a loading area with car parking is provided in-front of the unit. Both units are to be refurbished.

POSTCODE: WV14 0QL Hickman Park School Reliance rading Estate Superstore Spring Vale Industrial Superstore Millfields Recn Gd Glasshouse Bridge Birmingham Canal Spring Vale SPRINGVALE AVENU Works Ind LHA Wks **Promap**



ACCOMMODATION

Approx GIA	SQ M	SQ FT
Unit 5	343	3,695
Unit 18	248	2,677

RENTAL

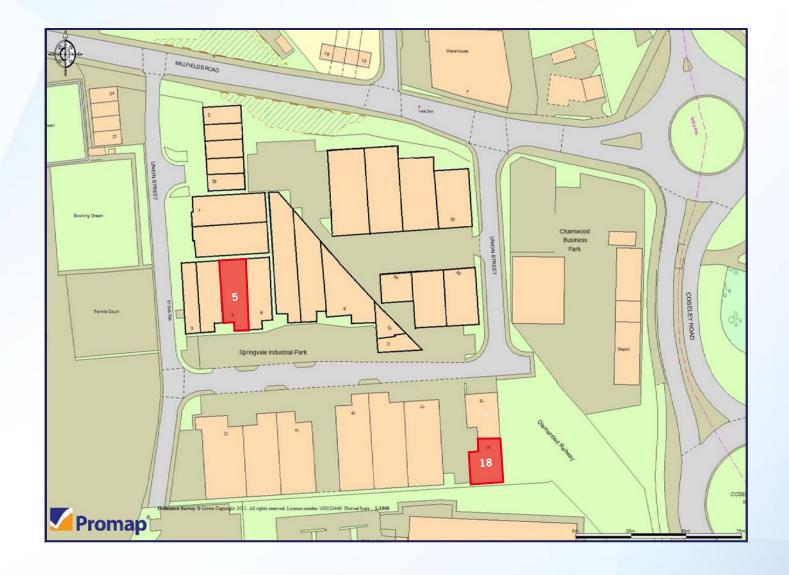
	RENT
Unit 5	£8.50 per sq ft (exclusive)
Unit 18	£8.50 per sq ft (exclusive)

BUSINESS RATES

	2023 RV
Unit 5	£17,500
Unit 18	£14,250

EPC

	EPC Rating
Unit 5	E (120)
Unit 18	E (101)









TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

PLANNING

All interested parties to make their enquiries to the Local Planning Authority.

LEGAL COSTS

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

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity



VIEWING Strictly via the joint agents

HARRIS LAMB

Sara Garratt sara.garratt@harrislamb.com 07876 898 280 **BULLEYS**

0121 544 2121



SUBJECT TO CONTRACT Ref: G6184 Date: 07/24





