

# TO LET

**UNITS 5 & 18 SPRINGVALE INDUSTRIAL PARK**  
UNION STREET, BILSTON, WV14 0QL



## **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**



## ACCOMMODATION

Approx GIA	SQ M	SQ FT
<b>Unit 5</b>	343	3,695
<b>Unit 18</b>	248	2,677

## BUSINESS RATES

	2023 RV
<b>Unit 5</b>	£17,500
<b>Unit 18</b>	£14,250

## RENTAL

	RENT
<b>Unit 5</b>	£8.50 per sq ft (exclusive)
<b>Unit 18</b>	£8.50 per sq ft (exclusive)

## EPC

	EPC Rating
<b>Unit 5</b>	E (120)
<b>Unit 18</b>	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

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### BULLEYS

**0121 544 2121**

**harrislamb**  
PROPERTY CONSULTANCY

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**SUBJECT TO CONTRACT**

Ref: G6184 Date: 07/24

✉ [info@harrislamb.com](mailto:info@harrislamb.com)

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