



FOR SALE

INDUSTRIAL WAREHOUSE PREMISES WITH YARD AREA

UNIT B, MANDERS INDUSTRIAL ESTATE, OLD HEATH ROAD, WOLVERHAMPTON, WV1 2RP



18,995 sqft

(1,764 sqm) approx

MODERN INDUSTRIAL WAREHOUSE WITH SECURE YARD & PARKING AREAS

SHORT TERM INCOME TO FEB 2025 AVAILABLE OR POTENTIAL FOR EARLY VACANT POSSESSION

WOLVERHAMPTON CITY CENTRE 1.5 MILES (approx)





LOCATION

The unit is located about one mile east of Wolverhampton city centre in an established industrial location. It is approximately 4 miles from the M6 Junction 10 and 3.5 miles from M54 Junction 1. The Wolverhampton Road and Willenhall Road are both nearby allowing easy access to the city centre. The estate is accessed off Old Heath Road with Wolverhampton Train Station a 5-minute drive away.

DESCRIPTION

The property comprises a two-bay detached warehouse with extensive circulation area and broadly comprises:

- Two bay portal frame with brickwork/clad elevations
- Fenced and gated rear yard area with side yard and onsite parking
- 2 x electric roller shutter doors (4.5m x 5m)
- LED warehouse lighting
- Integral offices and welfare facilities
- 3T craneage (potentially available)
- 7.4m eaves to main warehouse with 6.7m minimum working height.

ACCOMMODATION

	SQM	SQFT
Warehouse	1555.6	16,755.2
GF/FF Offices	208.1	2,240.0
TOTAL GIA	1764.7	18,995.2

AVAILABILITY

The property is let to Guardrail Engineering Limited on a lease expiring February 2025 at a headline rent of £70,000 per annum but where vacant possession may be possible from Autumn 2024.

The property can be sold with the benefit of the short-term income or alternatively, with vacant possession.

PRICE

Offers based on £1,800,000 + VAT.

BUSINESS RATES

2023 Rateable Value of £95,500 (Warehouse & Premises)



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.

EPC

EPC Rating E - 109

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 by way of the sole joint agents:

HARRIS LAMB

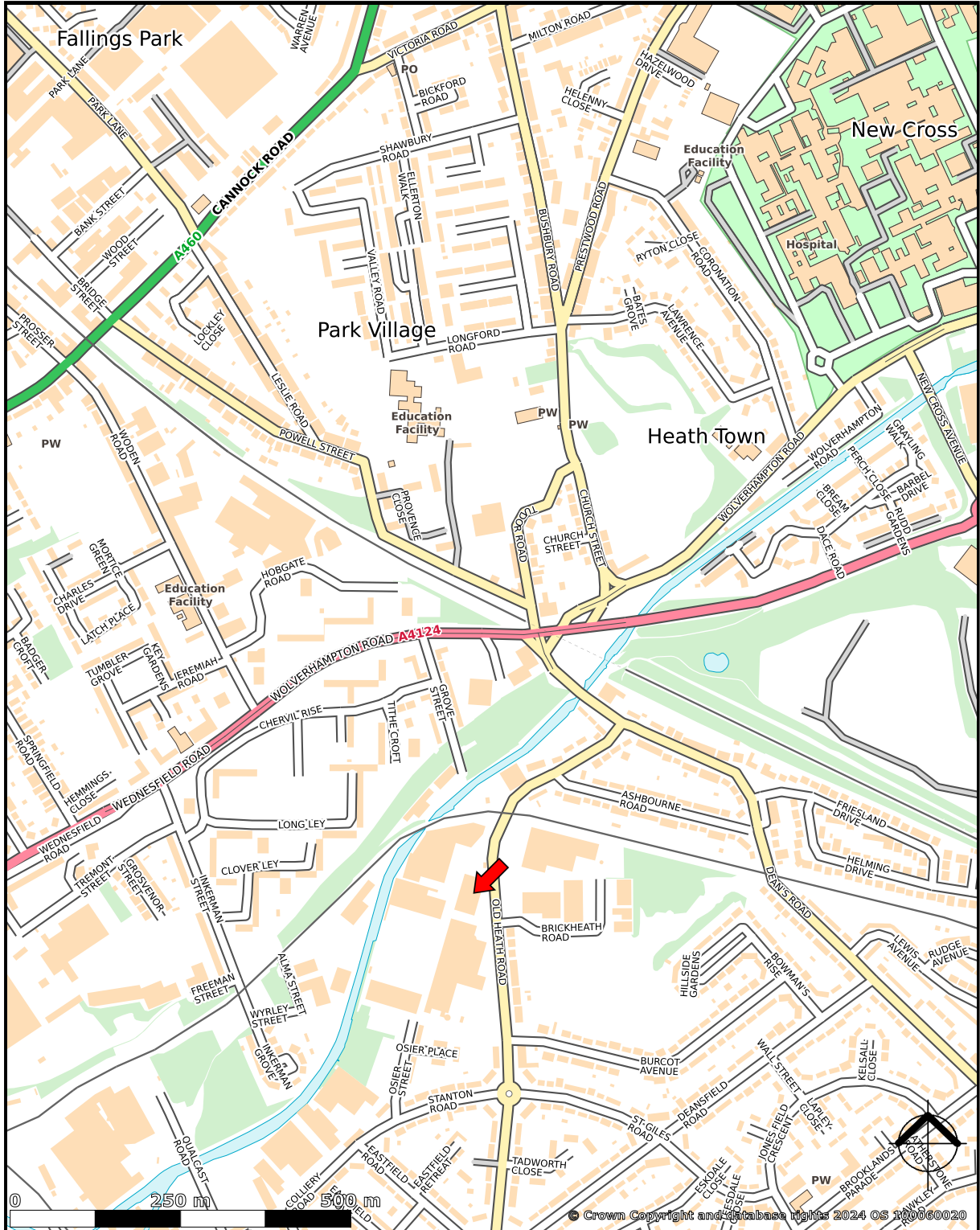
Tel: 0121-4559455
Contact: Neil Slade / Ashley Brown
Email: neil.slade@harrislamb.com / ashley.brown@harrislamb.com
Date: January 2024

OR BULLEYS (Rod Spiby) on 01902 713333 / rod.spiby@bulleys.co.uk

SUBJECT TO CONTRACT



Unit B, Manders Estate, Old Heath Road, Wolverhampton, WV1 2RP



created on **edo**zo

Plotted Scale - 1:8,952

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract