

SHEPHERD COMMERCIAL

BLACK COUNTRY 3-PIECE INDUSTRIAL PORTFOLIO

FOR SALE

Units 24/31A & 31 Bay C (B), Central Trading
Estate, Wolverhampton, WV2 1RL

Size – Totaling 25,760 sqft (2,393 sqm)

shepcom.com

01564 778890



OIEO £1,400,000

Key Features

- All 3 units situated within Central Trading Estate
- Vacant possession
- Expected yield of 8% (see further details)
- Great investment opportunity

Location

The 3 units are located within the vibrant Central Trading Estate, just 1.5 miles south-east of Wolverhampton City Centre. Unit 31A and Unit 31 Bay C (B), are directly next to each other. Junction 10 of the M6 lies 4 miles further east. An estimated 5,000,000 population live within a 45km radius of Central Trading Estate. Birmingham Airport is easily accessible by the motorway in 20 minutes.

Description

Unit 24 – Comprised of 9,880 sqft, benefiting from an internal partitioned office equipped with W.C and a self contained kitchen. A brick construction with a single pitched steel framed roof, forming an eaves height of 16ft, and roller shutter access of 14ft.

Unit 31A – Comprising of 8,280 sqft, the unit is formed of brick construction along with green tinted plastisol cladding on the frontage. The roofing is steel framed with pitched sheeting. The eaves height is 22ft.

Unit 31 Bay C (B) – Comprised of 7,600 sqft. Same construction as 31A. Same eaves height of 22ft.

Unit 24



Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

Unit 31A



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Unit 31 Bay C (B)



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More information

The following potential rental figures are stated below:

Unit 24 - £4.5 per square foot across 9,880 sqft (£44,460)

Unit 31A - £4.5 per square foot across 8,280 sqft (£37,260)

Unit 31 Bay C (B) - £4 per square foot across 7,600 sqft (£30,400)

Total - £112,120

Giving rise to a yield of circa 8%

EPC – Available on request

Services – We understand all mains services are connected to the property.

Rating Assessments

- Unit 24 £27,750

- Unit 31A £22,750

- Unit 31 Bay C (B) £22,750

Please confirm with VOA.

Legal Costs - Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

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