



LIGHT INDUSTRIAL FACILITY FOR SALE

SHEPHERD
COMMERCIAL

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

BLACK COUNTRY 3-PIECE FOR SALE INDUSTRIAL PORTFOLIO

Summary

Tenure	For Sale
Available Size	25,760 sq ft / 2,393.18 sq m
Price	Offers in the region of £1,400,000.00
Service Charge	Upon Enquiry
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Investment opportunity
- Freehold basis
- Vacant possession on all three warehouses
- 3 units totalling 25,760sqft
- Expected NIY of 8%

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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.

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.

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%

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable
Unit - 24	9,880	917.88	£27,750 /annum
Unit - 31a	8,280	769.24	£22,750 /annum
Unit - 31 Bay C (B)	7,600	706.06	£22,750 /annum
Total	25,760	2,393.18	

MORE INFORMATION

The following potential rental figures are stated below:

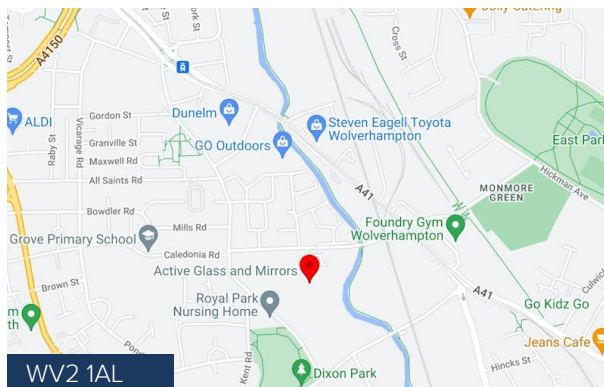
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Viewing & Further Information

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