

# MANDERS

## INDUSTRIAL ESTATE

OLD HEATH ROAD | WOLVERHAMPTON | WV1 2RP

SECURE OPEN  
STORAGE LAND  
WITH  
WAREHOUSING  
FOR SALE



11,721sq.ft. Buildings on  
approx. 2 Acres of Land

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LAND & BUILDINGS **FOR SALE**

## SUMMARY

- A rare opportunity to acquire warehousing with very low site coverage (13.5% approx) on a large site in the heart of the Black Country.
- Site comprises of warehousing totalling 11,721 sq ft on an overall site area of approximately 2 acres.
- Easy access to Wolverhampton City Centre and only 5 miles to M6 of J10 via A454.

### SIZE

Unit	11,721sq.ft.
Yard	approx. 2 acres

Major occupiers in Wolverhampton include:



# MANDERS

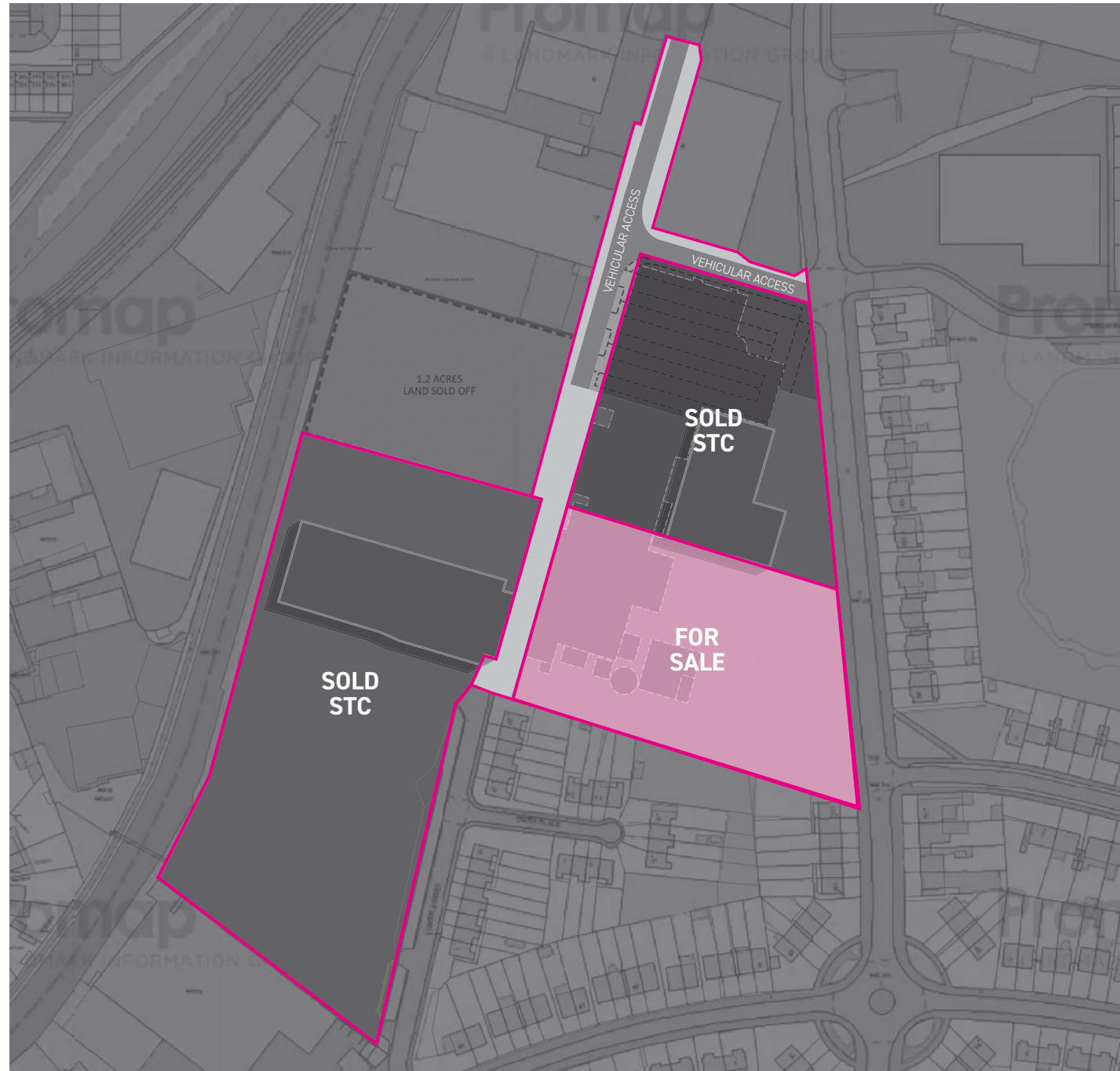
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## ACCOMMODATION

The warehouse consists of a high bay steel portal frame building with concrete floor.

The yard surface is predominantly concrete plus a small element of grassed land. The building is in need of renovation, but has potential to provide a fantastic offering to an occupier (following a schedule of refurbishment works).





# TRAVEL DISTANCES

SAT NAV: WV1 2RP  
 What 3 Words: /// hunt.create.poet

## TOWNS & CITIES

Wolverhampton	1.6 miles	5 mins
Wednesbury	5.8 miles	13 mins
Dudley	6.1 miles	16 mins
Walsall	6.5 miles	16 mins
West Bromwich	8.9 miles	20 mins
Birmingham	16.0 miles	23 mins
Coventry	34.8 miles	45 mins
Manchester	75.4 miles	1 hr 30 mins
London	129.0 miles	2 hrs 30 mins

## MOTORWAYS

A454 Black Country Route	1.2 miles	4 mins
M54	3.8 miles	10 mins
M6 J10	5.2 miles	11 mins
M6 Toll	7.9 miles	17 mins
M5 J1	10.1 miles	20 mins
M42	21.4 miles	28 mins
M40	31.9 miles	40 mins
M69	34.4 miles	40 mins
M1	44.6 miles	50 mins
M25	107.0 miles	1 hr 48 mins

## AIRPORTS

Birmingham	25.0 miles	45 mins
East Midlands	50.8 miles	56 mins
Manchester	67.7 miles	1 hr 14 mins
Heathrow	125.0 miles	2 hrs 3 mins

# MANDERS INDUSTRIAL ESTATE



The property is located on Old Heath Road within Manders Industrial Estate which is accessed via Wednesfield Road (A4124) to the North and Willenhall Road (A454) to the South.

Wolverhampton City Centre lies to the West with Wednesfield Town Centre to the North East. Junction 10 of the M6 Motorway is within 5 miles proximity to the property.

For further information or to arrange an inspection, please contact the Joint Agents:

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