

THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET**

**INDUSTRIAL PREMISES**

**3,602sq ft (335sq m)  
including mezzanine of  
579sq ft (54sq m)**

**📍 UNIT 30 STRAWBERRY LANE INDUSTRIAL ESTATE, STRAWBERRY LANE,  
WEDNESFIELD, WOLVERHAMPTON, WV13 3RS**



Secure industrial unit located on popular well established industrial estate.

M6 (Junction 10) approximately 3 miles distant via the Black Country Route dual carriageway.

Wolverhampton City Centre approximately 3 miles distant.

**VIEW MORE AT [BULLEYS.CO.UK](http://BULLEYS.CO.UK)**

## LOCATION

Strawberry Lane Industrial Estate fronts Strawberry Lane and is located off Neachells Lane. Wednesfield is approximately  $\frac{3}{4}$  mile North of its Junction with the main A454 Willenhall Road linking Wolverhampton City Centre with the M6 Junction 10 some 3 miles distant via the A454 Black Country Route dual carriageway. Wednesfield Town Centre is approximately  $\frac{3}{4}$  mile distant and Wolverhampton City Centre approximately 3 miles. The Black Country Route and Black Country New Road provide direct dual carriageway access to Junction 1 of the M5 Motorway.

## DESCRIPTION

The unit is of concrete portal frame construction with pitched roof incorporating roof lights, brick elevations and concrete floor. The working height rises from 3.44m at the eaves to approximately 6.22m at the apex. The offices are accessed via the front pedestrian access and adjoin the workshop. The unit is accessed via a steel roller shutter door to the rear, and the property has kitchen and welfare facilities. The estate itself benefits from a palisade security fence and gates with parking available to the front and side of the unit.

## ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Unit 30	3,023	281
Mezzanine	579	54
Total	3,602	335

## OUTSIDE

The unit has parking to the front and side with a rear loading area. Additional onsite parking is also available on the estate's overflow parking area.

## SERVICES

We are verbally advised that mains water, electricity and drainage are connected or available, however, interested parties are advised to check the position with their advisors/contractors.

## RENT

£21,500 per annum exclusive.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

## PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 0845 358 2200.

## RATES

We are advised by Wolverhampton Council that the assessment is as follows:

Rateable Value: £	11,750.00
Rates Payable £ (April 2022/2023)	5,775.13

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## EPC

An EPC has been commissioned for this property and it has been awarded grade E 121.

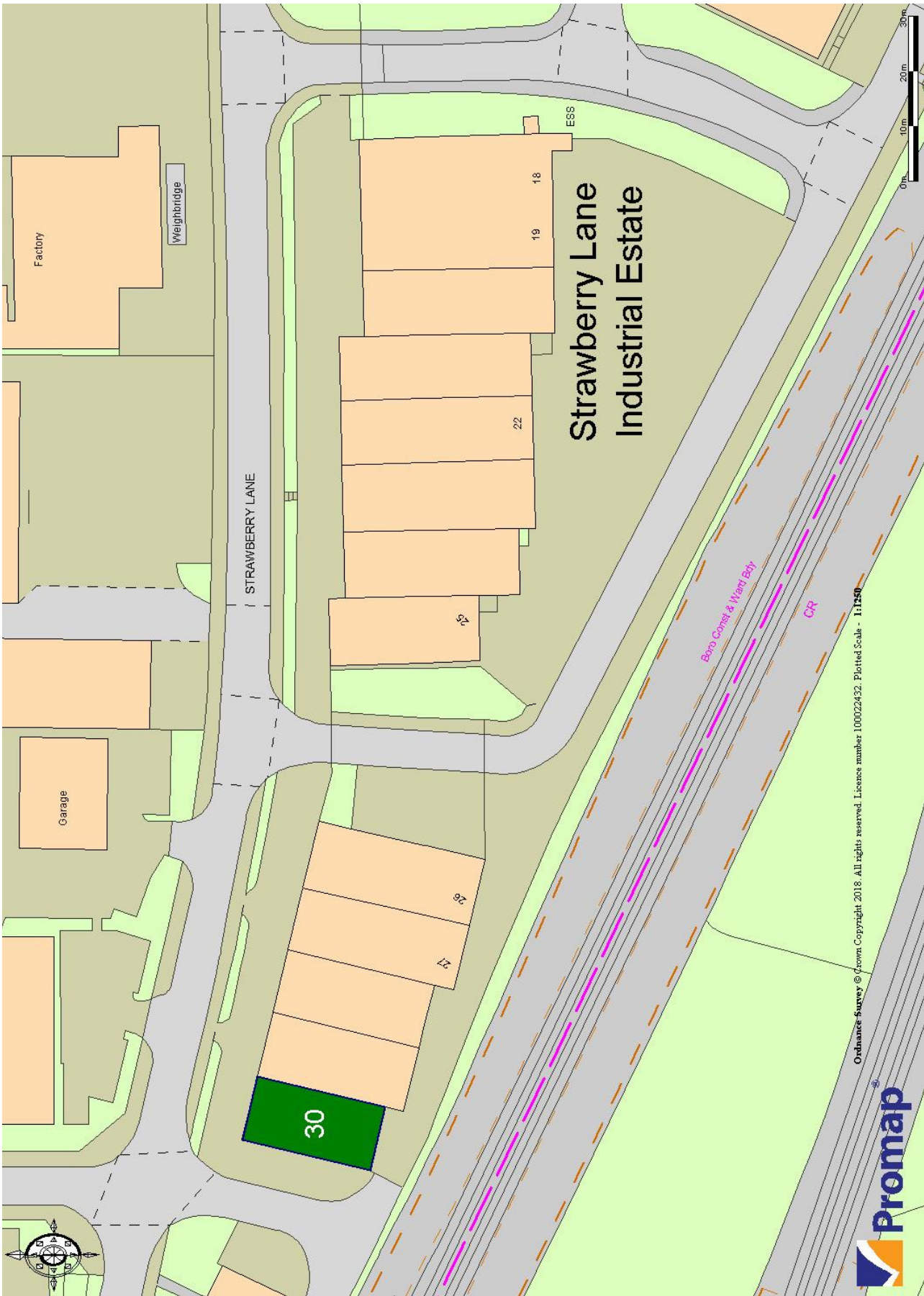
## WEBSITE

Photography and further information is available at [bulleys.co.uk/30strawberry](http://bulleys.co.uk/30strawberry)

## VIEWING

Strictly by the prior appointment with Bulleys at their Wolverhampton Office on 0121 544 2121.

Details prepared 09/22





**IMPORTANT NOTICE**

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.