

TO LET

**Industrial/Warehouse Premises
with separate office/workshop**

12,877 - 69,914 sq ft (1,196 - 6,495 sq m)

Plus open storage land of circa 2 acres



Units 2 & 3

**OWENS
TRADING ESTATE**

Wobaston Road | Wolverhampton | WV9 5EY



UNIT 2

YARD AREA

OPEN
STORAGE
LAND

UNIT 3

Near to Junction 2 M54 and
Jaguar Land Rover engine plant

Large yard area

Self-contained 6 acre site

STRATEGIC LOCATION

- Junction 2 M54 – 2 miles
- Jaguar Land Rover engine plant (i54) – 1 mile
- Wolverhampton City Centre – 4.2 miles
- New access road off Balliol Road creating a self-contained site

ACCOMMODATION

	sq ft	sq m
Unit 2	57,037	5,298.91
Unit 3	12,877	1,196.31
Total	69,914	6,495.22

(Gross internal areas approximately)

The units are available together or separately.

Also available:
2 acres open storage land





DESCRIPTION

UNIT 2

- Lattice portal frame construction
- Steel profile cladding
- Roller shutter doors
- Concrete floor
- Maximum work height 6 metres approximately
- Large yard area of approximately 1.5 acres
(Additional yard available by separate negotiation)

UNIT 3

- Steel frame construction
- Half of building fitted as office accommodation with suspended ceilings and raised floors

UNIT 3



UNIT 3



TERMS

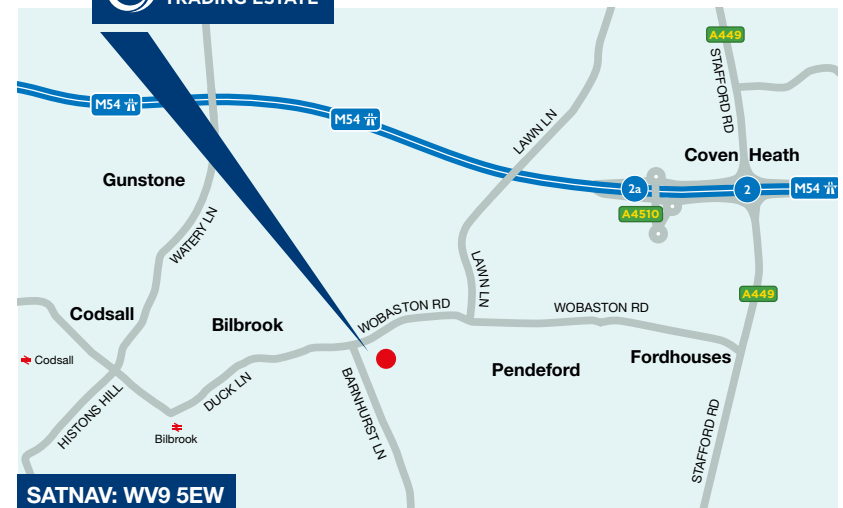
The premises are available on a new Full Repairing and Insuring lease.

RENT

Upon application.

EPC

Awaiting EPC.



VIEWING

For further information or to arrange a viewing contact:



James Bird
01902 778581
 james.bird@bulleys.co.uk

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