



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL PREMISES

**23,433 sq ft
(2,177 sq m)**



**BAYS 1 & 2 MERRYHILLS ENTERPRISE PARK, PARK LANE,
WOLVERHAMPTON, WV10 9TJ**



- ◆ Established industrial location.
- ◆ Two storey offices and ancillary.
- ◆ Fenced and gated rear yard.
- ◆ M54 (J1) approximately 4 miles.
- ◆ Wolverhampton City Centre approximately 2 miles.

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LOCATION

The premises are prominently located fronting the Merryhills Enterprise Park at the rear of Guy Motors Industrial Park on the north eastern side of Park Lane, a short distance from its junction with the main A460 Cannock Road. This in turn provides access to Wolverhampton City Centre approximately 2 miles distant and Junction 1 of the M54 motorway some 4 miles distant, linking in with the regional and national motorway network.

DESCRIPTION

The premises comprise two storey brickwork offices and ancillary facilities with a combination of open plan office space, cellular offices, boardroom, restroom and storage. To the rear is a twin bay production/warehouse with brick and part overlaid elevations beneath a steel trussed roof incorporating continuous roof lights. Clear working height approximately 15' (4.6m), height to roof apex approximately 27' (9.2m). Vehicle access is afforded via roller shutter off the main access road to Merryhills Enterprise Park approximately 12' (3.6m) wide by 11' (3.4m) high plus a further roller shutter door at the rear of the bay into the service yard approximately 10' (3m) wide by 14' (4.3m) high. Several additional roller shutter doors are located along the side elevation but currently not in use and not tested.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Ground Floor Office & Ancillary	2,872	267
First Floor Offices & Ancillary	2,872	267
Production/Warehouse	17,689	1,643
Total	23,433	2,177

OUTSIDE

Car parking to the front. Palisade fencing and security gates to the front and side elevation enclosing the service yard.

LEASE TERMS

Available on a full repairing and insuring Lease for a term to be agreed.

RENTAL

£140,000 per annum exclusive, payable quarterly in advance.

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton City Council on 01902 551155.

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £92,000.00
Rates Payable: £50,232.00 (2025/26)

The above figures are subject to Transitional Relief/ Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

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

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

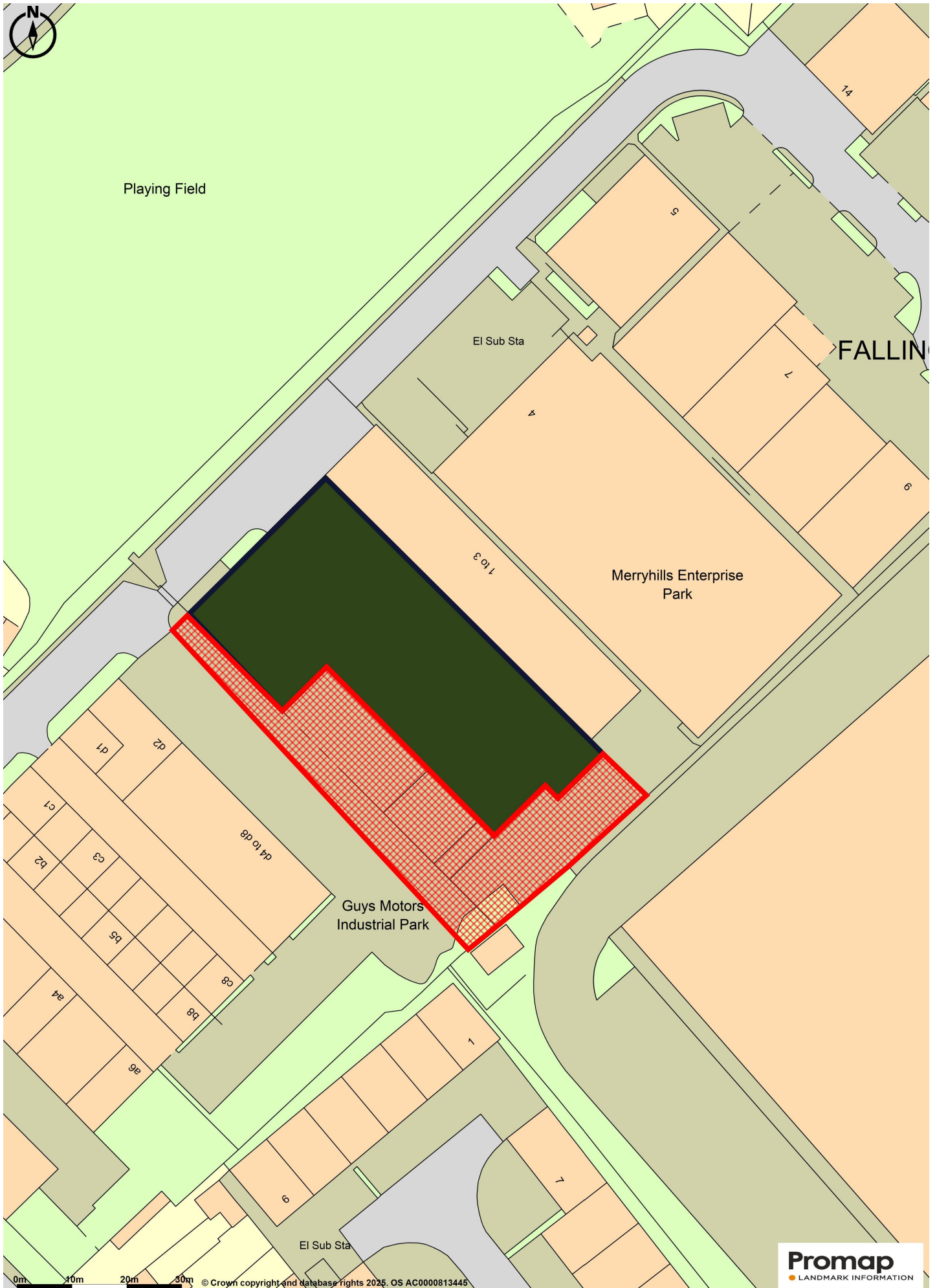
Photography and further information is available at bulleys.co.uk/1&2merryhills

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333.

Details amended 05/25





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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