

TO LET

PROMINENT INDUSTRIAL PREMISES NEAR CITY CENTRE



UNITS 2-4

MOSELEY STREET

WOLVERHAMPTON

WEST MIDLANDS

WV10 6HL



LOCATION

The unit is located on Moseley Street, fronting the main A449 Stafford Road into Wolverhampton City Centre approx. 1.6 miles to the south.

The property is situated within an established commercial area within a predominantly residential/commercial sector of Wolverhampton and benefits from excellent transport links. Being situated just off the A449, this provides easy access to the M6 and M54 motorways. This strategic location offers convenient connectivity to the wider Midlands area.

DESCRIPTION

The property comprises of a commercial unit with reception/offices, WC and kitchen facilities, extending to approximately 3,035 sqft (282 sqm) with car parking available to the front of the property, adjacent to the A449 Stafford Road.

The unit is of steel portal frame with brick and block walls to a height of around 1.8m and then lined profile steel to an eaves height of approx. 4.2m.

The property will be available mid-April 2026.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

LOCAL AUTHORITY RATES

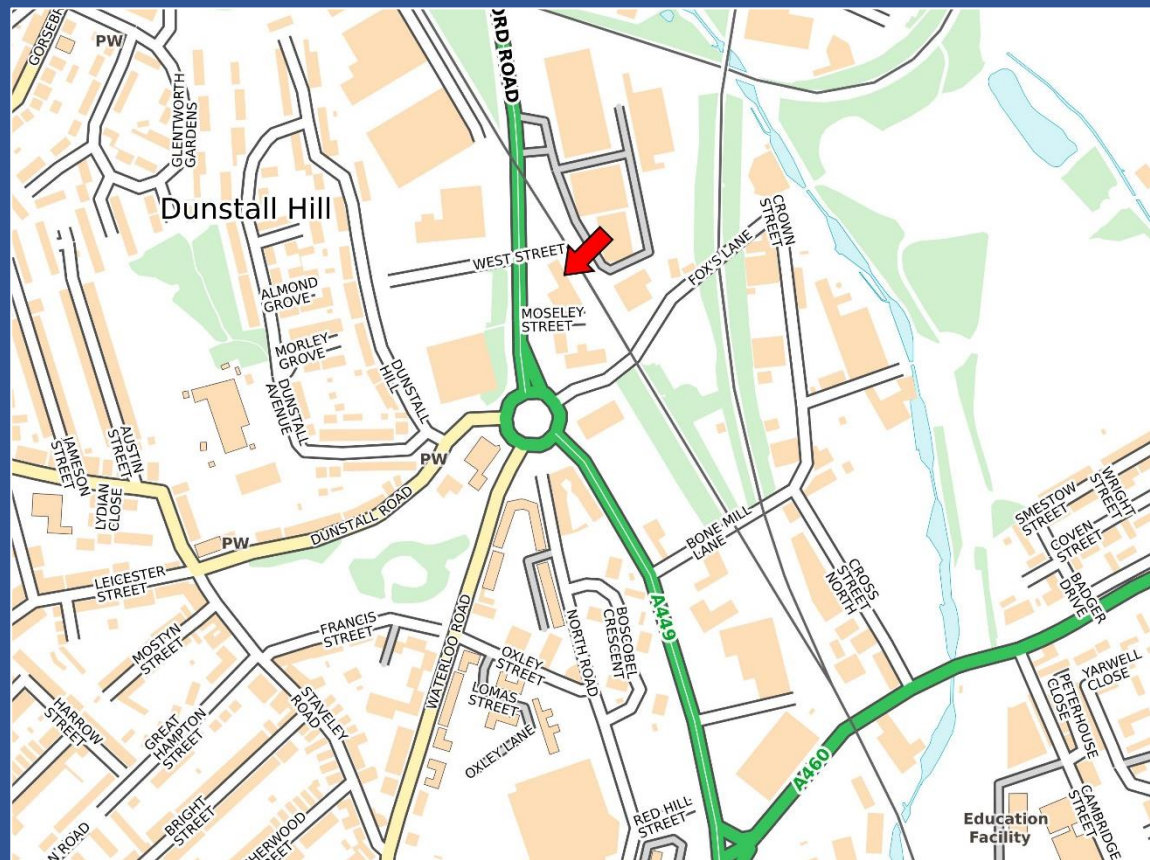
At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Workshop and premises, Rateable Value – £19,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating of D89, expiring 27/04/2026.



TENURE

The premises is available To Let on a new full repairing and insuring Lease basis for a term of years to be agreed.

RENT

The leasehold of the property is available for a rent of **£25,000** per annum exclusive

VAT

All costs / prices are subject to VAT.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

LEGAL COSTS

In the event of a lease being granted the tenant is to be responsible for the landlord's reasonable legal costs.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

ANTI-MONEY LAUNDERING (AML)

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.
Tel: 01902 421216
Email: wolverhampton@tsrsurveyors.co.uk



Dated: February 2026



Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."