



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL WAREHOUSE

**4,373 - 4,442sq ft
(406- 413 sq m)**



**Units 4 & 5, HEATH MILL BUSINESS PARK,
HEATH MILL ROAD, WOMBOURNE, WV5 8AP**



♦ M5 (J2) approximately 9 miles distant.

♦ Unit 5 boasts a large self contained yard.

♦ Gated and fenced access to Industrial units.

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LOCATION

The units are located on Heath Mill Business Park, on Heath Mill Road, just off the Bridgnorth Road (B4176). Wombourne is situated approximately 6 miles south-West of Wolverhampton City Centre, with Stourbridge being approximately 8 miles south-east and Bridgnorth being approximately 8 miles to the west. Junction 2 of the M5 motorway lies approximately 9 miles distant with Junction 10 of the M6 approximately 11 miles distant, both of which provide access to the local and regional motorway networks.

DESCRIPTION

The units are of portal steel framed construction with brick/blockwork elevations with sheet cladding above, beneath a pitched sheet clad roof incorporating translucent roof lights. The floors are of concrete construction.

Unit 4 benefits from reception area, WC facilities, kitchenette and first floor offices. Minimum eaves height is approximately 15'2" (4.6m) rising to approximately 20'11" (6.1m). Vehicular access is via the roller shutter door to the front elevation measuring approximately 13'1" (3.9m) wide by 13'1" (3.9m) high.

Unit 5 also benefits from a reception area, WC facilities, kitchenette and first floor offices. Minimum eaves height is approximately 15'2" (4.6m) rising to approximately 20'11" (6.1m). Vehicular access is via both the roller shutter doors to the front elevation measuring approximately 13'1" (3.9m) wide by 13'1" (3.9m) high. Unit 5 has a secure 0.2 acre yard adjacent to the unit.

All units have separate pedestrian access to the front elevation also.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 4	4,373	406
Unit 5	4,442	413

(including first floor offices)

	sq ft	acres
Unit 5 yard	8,916	0.2

The units are available separately or combined.

OUTSIDE

On-site parking is available as well demised parking at the front of each unit.

RENT

POA

LEASE TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A charge is levied to cover the costs for the maintenance of the estate. Please contact the agent for further details.

PLANNING

Interested parties are advised to make their own enquiries with the South Staffordshire Local Authority.

RATES

We are advised by the Valuation Office Agency website that the assessment is as follows:

Unit	Rateable Value	Rates Payable (2026/27)
Unit 4:	£20,250	£8,748
Unit 5:	£39,750	£17,172

The above rates payable figure does not take into account Small Business Rates Relief and 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 will be payable at the current prevailing rate.

EPC

EPC's have been carried out on the premises and they have been awarded the following grades:

Unit 4:	107 E
Unit 5:	107 E

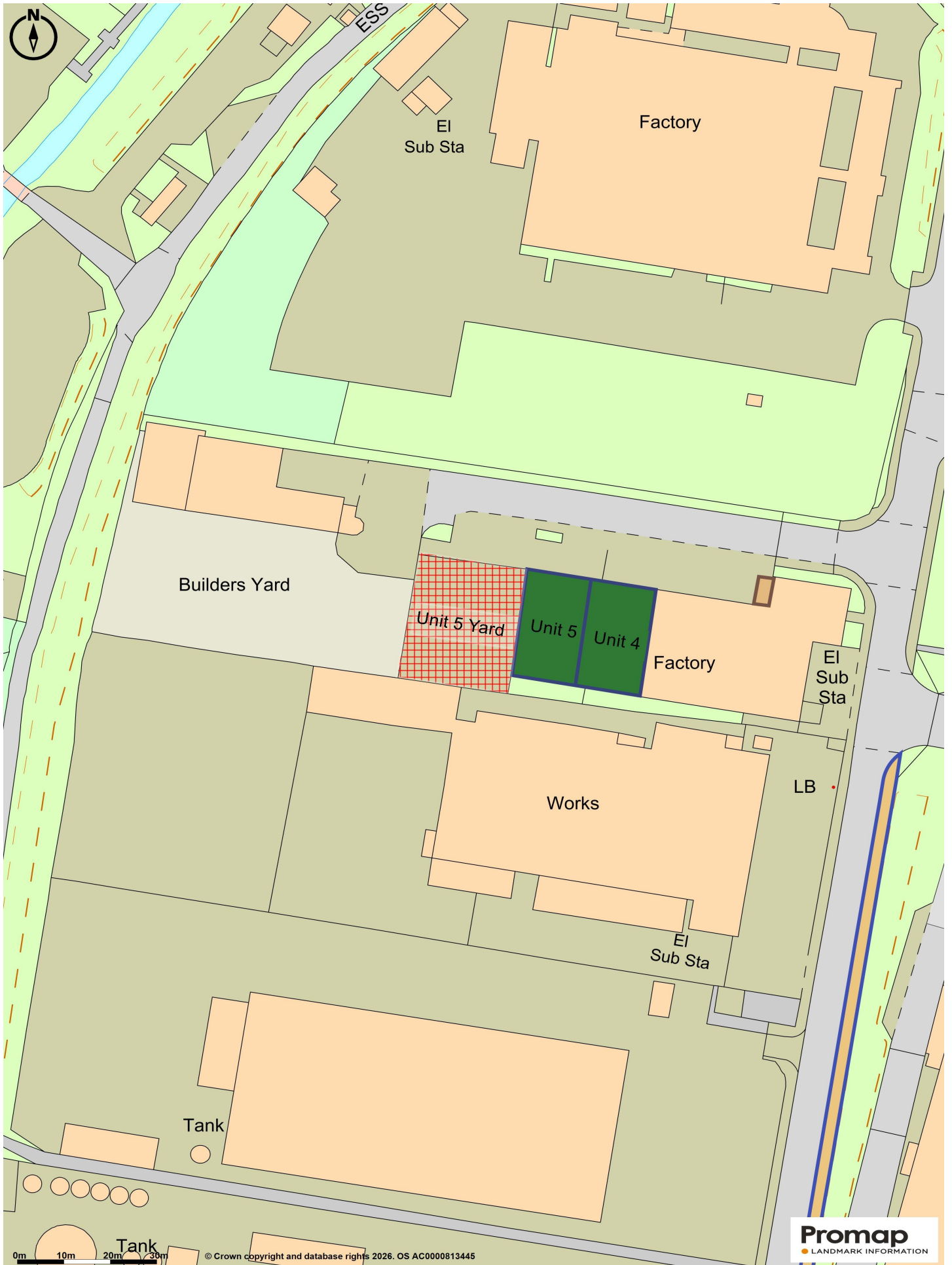
WEBSITE

Photography and further information is available at bulleys.co.uk/heathmill45

VIEWING

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





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

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