



TO LET

REFURBISHED INDUSTRIAL / TRADE WAREHOUSE WITH OFFICES

Unit 15, Planetary Industrial Estate, Planetary Road, Wednesfield, Nr. Wolverhampton,
WV13 3XA



6,024 sqft

(559 sqm) approx. GIA

FULLY REFURBISHED WITH ROAD FRONTAGE

LOADING YARD AND CAR PARKING PROVISION

EXCELLENT MOTORWAY ACCESS (J10 M6 4 MILES) APPROX





LOCATION

Planetary Industrial Estate is a prime, established industrial estate on Planetary Road in Wednesfield approximately 2.5 miles east of Wolverhampton and 15 miles northwest of Birmingham.

The estate is accessed directly from both Wednesfield Way (A4124) and Neachells Lane, which provide access to Wolverhampton City Centre to the west and the Willenhall Road / Black Country Route (A454) dual carriageway to the south. The A454 in turn provides direct access to Junction 10 of the M6 Motorway 4 miles to the east. Junction 1 of the M54 is situated 4.5 miles to the north, accessed via the A460 Cannock Road.

DESCRIPTION

The property provides a mid-terrace modern steel portal frame industrial unit with integral ground and first floor office accommodation. The unit is of part brickwork and part profile clad elevations surmounted by a clad roof incorporating translucent roof lights.

The warehouse benefits from a painted concrete floor, LED lighting, an eaves height of 5.7m approx and is accessed by way of an electric roller shutter door.

The property offers integral office accommodation, reception, W/C and kitchenette refurbished to a good standard with electric security shutters, LED lighting and electric heating. Externally, the unit provides a service yard and demised car parking area to the front elevation.

RENT / TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Quoting rental based on £7.75 per sqft

BUSINESS RATES

2017 Rateable Value (Warehouse & Premises) £29,500

ACCOMMODATION

AREA	SQM	SQFT
Warehouse	4,291.6	398.7
Offices	1,733.0	161.0
Gross Internal Area	6,024.6	559.7

EPC

Rating B (37)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via the joint agents:

HARRIS LAMB

Contact: Neil Slade / Ashley Brown
Email: Neil.slade@harrislamb.com / Ashley.brown@harrislamb.com

Tel: 0121 455 9455
Mob: 07766 470384

OR

BULLEYS
Tel: 01902 713333

Date: April 2025

SUBJECT TO CONTRACT



