

TO LET

SPRINGVALE INDUSTRIAL PARK

UNION STREET, BILSTON, WV14 0QL



INDUSTRIAL/WAREHOUSE WITH OFFICES

3,695 – 6,383 sq ft (343 – 593 sq m) (Approx. Total Gross Internal Area)

- Recently refurbished / to be refurbished
- Yard and parking areas
- Excellent road links to Black Country Route

LOCATION

The premises are situated within an established industrial area of Bilston and accessed via the A4039 Millfields Road, which leads directly to the A463 Black Country Route. Junction 10 of the M6 is approximately 3 miles to the east, whereas Wolverhampton City Centre is approximately 3.5 miles north-west.

DESCRIPTION

Springvale Industrial Park comprises a variety of industrial/warehouses, manufacturing and starter units suitable for a range of uses.

All available units are of steel portal frame construction with brick/block elevations and a concrete floor. Two-storey offices with W.C facilities are also provided to the front of each unit.

Externally, loading and car parking areas are provided. Unit 1 also benefits from a secure gated area.

The units have either recently been refurbished or to be refurbished.

ACCOMMODATION

Approx GIA	SQ M	SQ FT
Unit 1	483	5,195
Unit 5	343	3,695
Unit 7	593	6,383

RENTAL

	RENT
Unit 1	£8 per sq ft (exclusive)
Unit 5	£8.50 per sq ft (exclusive)
Unit 7	£8 per sq ft (exclusive)

BUSINESS RATES

	2023 RV
Unit 1	£25,000
Unit 5	£17,500
Unit 7	£26,750

EPC

	EPC Rating
Unit 1	D (93)
Unit 5	D (96)
Unit 7	D (99)

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

PLANNING

All interested parties to make their enquiries to the Local Planning Authority.

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

POSTCODE: WV14 0QL



UNIT 5



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.

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

VAT

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

MONEY LAUNDERING

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

SITE PLAN



VIEWING Strictly via the joint agents

HARRIS LAMB

Sara Garratt

sara.garratt@harrislamb.com

07876 898 280

BULLEYS

0121 544 2121

harrislamb
PROPERTY CONSULTANCY

0121 455 9455

4 Brindleyplace Birmingham B1 2LG

www.harrislamb.com

SUBJECT TO CONTRACT

Ref: G6184 Date: 02/25

✉ info@harrislamb.com

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