

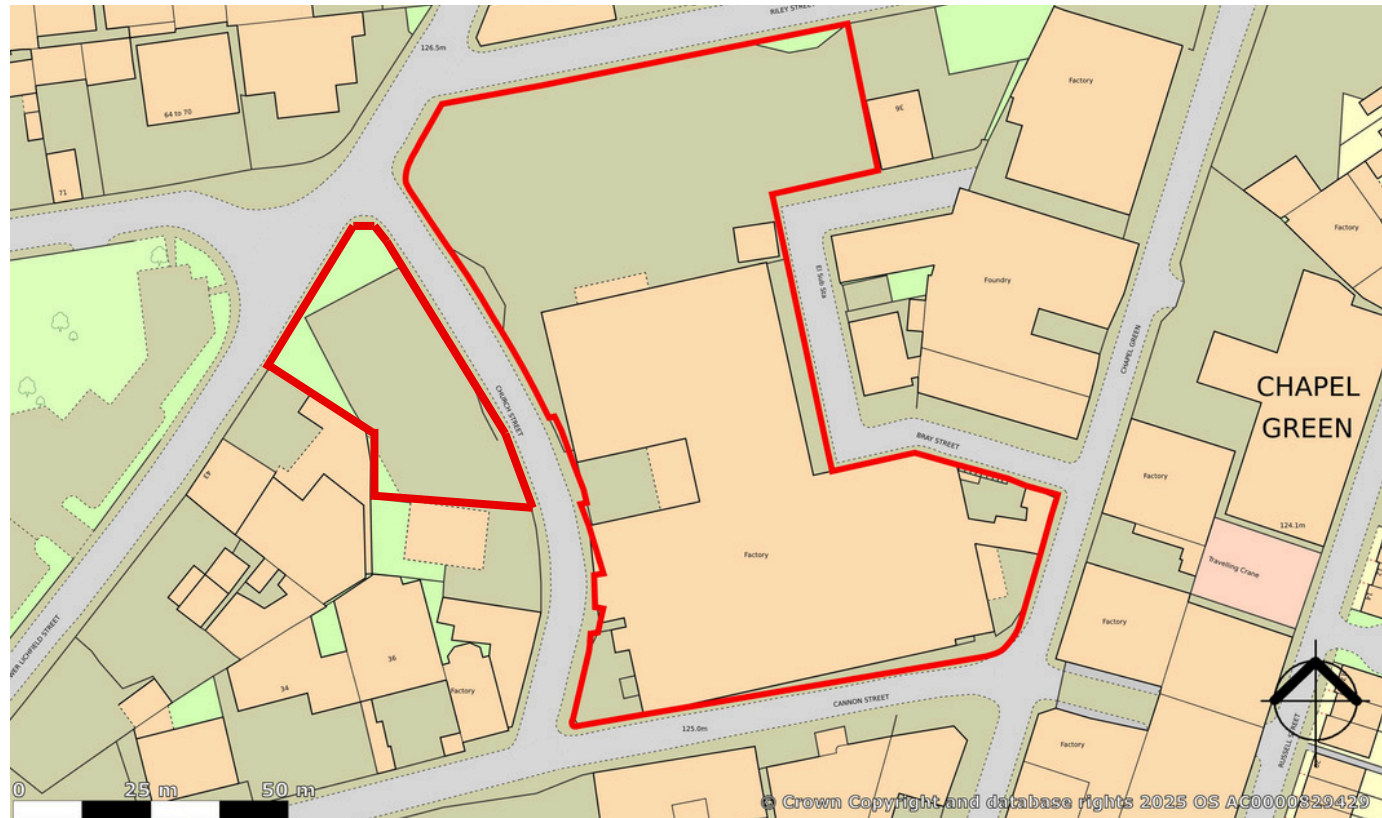
# PRISTINE COMPONENTS, CHURCH STREET

WILLENHALL, WOLVERHAMPTON, WV13 1RA



# EXECUTIVE SUMMARY

- Manufacturing and distribution warehouse space with offices, substantial yard areas and car parking
- Situated near Willenhall Town Centre
- Close proximity to Junction 10 of the M6 Motorway
- Set within generous grounds of approx. 1.94 acres
- Potential for expansion/development
- Suitable for a variety of uses (subject to planning permissions)
- Freehold For Sale
- **Offers are invited in the region of £2,400,000.00 for the freehold.**





## LOCATION & DESCRIPTION

This property offers a substantial industrial space extending to approximately 77,282 sqft, set on a site area of 1.94 acres. Located in Willenhall, it is well positioned near the town centre with easy access to major transport links, including Junction 10 of the M6 motorway, which is only 2 miles east.

The site comprises a manufacturing and distribution warehouse featuring several offices across the premises, making it ideal for a variety of industrial or commercial operations.

The main warehouse is a two-storey building, with level loading doors and access via a staircase on each level, providing flexible and efficient access for goods and staff.

Externally, there is a generous yard area around the site, currently used for storage, offering additional space for operational needs or further development.

Opposite to the main building is a private car park utilised for staff parking.

This property is a prime opportunity for companies seeking a well-connected industrial location with ample space for both manufacturing and distribution activities.





## 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.

The local authority is Walsall Metropolitan Borough Council

## GROUND CONDITIONS

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use of development scheme proposed.



## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: D88, expiring 16 May 2031.

## SERVICES

Mains water, drainage, electricity, and gas services are understood to be connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## VAT

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

## TENURE

The property is understood to be of freehold tenure and is offered for sale by private treaty with the benefit of vacant possession upon completion.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

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



# CONTACT DETAILS

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For further information or to arrange a viewing, please contact:

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The logo consists of the letters 'TSR' in a large, white, serif font, centered within a red square. Below the square, the full name 'TOWLER SHAW ROBERTS' is written in a smaller, white, sans-serif font, flanked by two horizontal white lines.

# TSR

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### 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."