



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**INDUSTRIAL WAREHOUSE/
STORAGE UNITS**

**2,500 - 5,092 sq ft
(232 - 472 sq m)**



**HEATHMILL ROAD INDUSTRIAL ESTATE,
HEATHMILL ROAD, WOMBOURNE, WV5 8AP**

Unit 4 External



Unit 2 Internal

- ♦ M5 (J2) approximately 9 miles distant.
- ♦ M6 (10) approximately 11 miles distant.
- ♦ Gated and fenced access to Industrial units.
- ♦ Located on a popular established Industrial Estate.

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LOCATION

The units are located on Heathmill Industrial Estate, on Heathmill 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 2 benefits from LED lighting and is an open storage unit with no WC facilities. Minimum eaves height is approximately 9'0" (2.7m) rising to approximately 13'1" (4 m). Vehicular access is via the roller shutter door to the front elevation measuring approximately 13'1" (3.9m) wide by 9'9" (3m) high.

Unit 3 benefits from WC facilities with offices and store rooms to the front and rear. Minimum eaves height is approximately 9'0" (2.7m) rising to approximately 11'8" (3.6m). Vehicular access is via the roller shutter door to the front elevation measuring approximately 13'1" (3.9m) wide by 9'7" (2.9m) high.

Unit 4 benefits from reception area, WC facilities, kitchenette and first floor offices (with one currently equipped as a beauty salon). 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.

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

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 2 & 3	5,092	472
Unit 4	4,373	406
	(including first floor offices)	

Units are available separately or combined.

OUTSIDE

On-site parking is available and the units have the benefit of being located within a fenced and gated site.

RENT

Units 2 & 3:	£40,750 per annum exclusive
Unit 4:	£34,985 per annum exclusive

LEASE TERMS

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

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 (2024/25)
Unit 2 & 3:	£24,500	£12,225.50
Unit 4:	£14,500	£7,235.50

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 2 & 3:	89 D
Unit 4:	107 E

WEBSITE

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

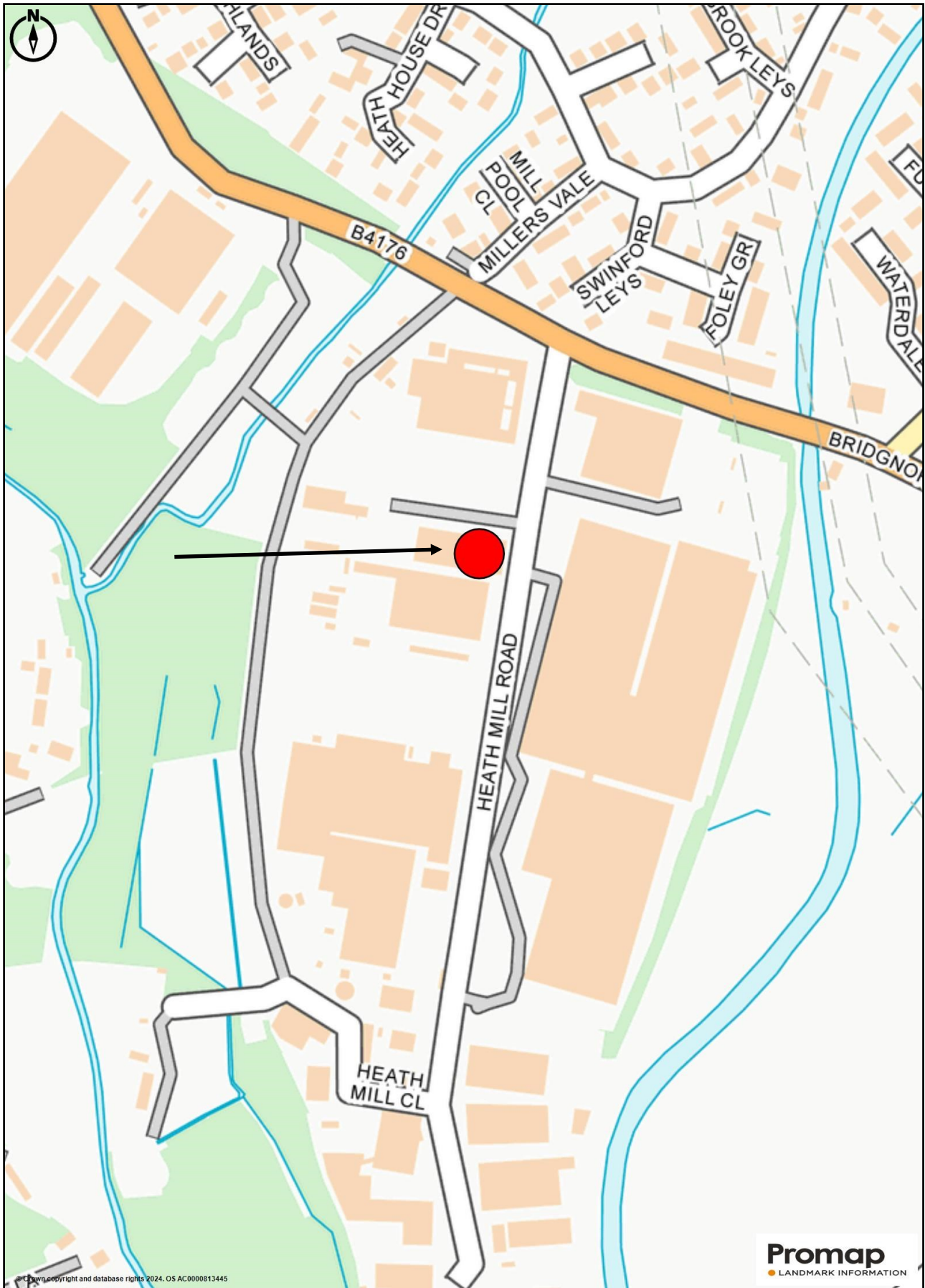
VIEWING

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

Details amended: 11/2024







IMPORTANT NOTICE

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