



Unit 3 Midland Works, Heath Mill Road, Wombourne WV5 8AP

TO LET

INDUSTRIAL / WAREHOUSE

Size
10,655 sq ft (990 sq m)

Rent
£55,000 per annum exclusive

6.25 m. (20'6") approx. to eaves

Popular area

Includes first floor offices of 819 sq.ft

Location

The unit is situated to the rear of Heath Mill Road. Wolverhampton City Centre is within 5 miles and the Motorway Network is accessible via Junction 2 of the M54 at Featherstone, Wolverhampton.

Description

The two bay warehouse is of steel framed construction with brick/blockwork and metal profiled sheeted walls surmounted by two, pitched metal profiled sheeted roofs incorporating filon roof lights. Access is via a roller shutter door. Height to eaves - 6.25 m. (20'6") approx. The windows are UPVC double glazed. The unit includes full length crane gantries to both bays with a 5 ton crane to each bay.

There is an adjoining first floor office suite with its own toilets and a kitchen. The accommodation benefits from UPVC windows, carpets and a suspended ceiling.

A plan is downloadable from Sellers website identifying the assumed boundaries of the unit - for identification purposes only.

Accommodation (Gross Internal Area) approx.

Warehouse - 9,836 sq.ft. (914.13 sq.m.)

First floor offices	-	819 sq.ft	(76.13 sq.m)
Total		10,655 sq.ft	(990.26 sq.m)

Services

All mains services are connected. All services are sub metered. A number of overhead mounted gas fired radiant heaters are included. The offices are centrally heated.

The Landlords/Agents have not tested the services/heating systems.

Rating Assessment

Rateable Value: TBC.

U.B.R. - 55.5p in the £(2025/2026)

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

Rent

£55,000 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Fixtures & Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

Warehouse: EPC rating C.

Offices: EPC rating C.

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors.
Matthew Pearcey - 07764 269803
matthewpearcey@sellers-surveyors.co.uk

and

Bulleys - 0121 544 2121

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Additional Images



Location Map

