



South Staffordshire  
BUSINESS HUB

# South Staffordshire Commercial Estates



## Industrial Premises to Let

Unit 50 Wombourne Enterprise Park, Bridgnorth  
Road, Wombourne, WV5 0AL





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## DESCRIPTION

The property comprises of a ground floor workshop area, office, kitchen and toilet facilities. Access is via a roller shutter and a pedestrian door fronting the property.

The property forms part of an Estate of 15 units with various uses across the Estate and a retail park. There is ample on-site car parking and loading areas.

## LOCATION

The property is situated on the Wombourne Enterprise Park. Wombourne Enterprise Park is a well-established and popular industrial and commercial area near Wolverhampton.

The property benefits from excellent connections to the motorway transport system via the M54 to the north and M5 and M6 to the east. The Enterprise Centre is adjacent to the B4176 and within two miles of the A491.

## SERVICES

Mains water, drainage and electricity are connected. Prospective tenants are advised to make their own enquiries in respect of existing and available services.

## BUSINESS RATES

The current rateable value of the property is £13,250.00.

Rates payable based on 2024/25 multipliers are:  
Small Business (49.9p) = £6,611.75

Interested parties are advised to contact the Councils Taxation team at [Taxation@sstaffs.gov.uk](mailto:Taxation@sstaffs.gov.uk) to verify the above and whether they qualify for small business rates relief.

## LEASE TERMS

The property is offered on a full repairing and insuring basis for a term of 3 years (negotiable). Incoming tenants will be responsible for all utility costs associated with the property. All units are insured on a common policy by the Council and the costs recovered from tenants.

Heads of Terms available upon request

## PROPERTY AREA

2526 sq ft GIA (235 m<sup>2</sup>)

## RENTAL

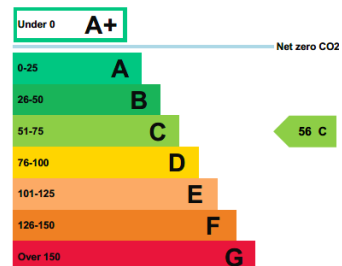
Offers in the region of £21,500.00 per annum exclusive are invited. (£1,791.67 per calendar month)

## VAT

Vat is applicable to this site.

## EPC

Energy performance rating of C valid until June 2035





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## VIEWINGS

Strictly by the prior appointment with the  
Commercial Team  
[CommercialDevelopment@sstaffs.gov.uk](mailto:CommercialDevelopment@sstaffs.gov.uk)

## SITE PLAN



South Staffordshire Council hereby state that these particulars do not constitute any part of an offer or contract and none of the statements in any of these particulars are to be relied upon as representations of fact. Any intending lessee must satisfy themselves as to the correctness of the statements contained in these particulars and it should be treated as a guide only.



# Enterprise in South Staffs

## Connect • Start • Grow

**South Staffordshire Council is committed to supporting local businesses.**

Through the UK Shared Prosperity Fund, the council offers a comprehensive range of support programmes, services and events for all businesses across South Staffordshire whatever your business age, size or sector.



## Start in South Staffs

**Start in South Staffs provides practical advice and guidance for budding entrepreneurs and businesses which have been trading for up to two years.**

New businesses can benefit from a bespoke programme of support and workshops designed to equip new business owners with the fundamental tools and knowledge required to run a successful business.

Eligible businesses may also be able to access grant funding of up to £1,000 to support with start-up costs.



Email: [businesshub@sstaffs.gov.uk](mailto:businesshub@sstaffs.gov.uk)

**SIGN UP  
today!**





# Strive for success

**Strive for success is a business growth programme designed to assist existing businesses trading for two years and over realise their growth potential.**

Businesses will receive one to one support and have the opportunity to work with a growth specialist through a bespoke series of workshops focusing on the importance of business planning.

Eligible businesses can apply for a grant of up to £7,000 to support their growth aspirations.

Businesses will receive one to one support and have the opportunity to work with a growth specialist through a bespoke series of workshops focusing on the importance of business planning and strategy.

The short workshops are designed to inspire confidence and equip businesses with the fundamental tools and knowledge required to become investment ready.

Following completion of the workshops eligible businesses will have the option to apply for grant funding of up to £7000 to support their growth aspirations.

If you have a business based in South Staffordshire and you would like to strive for success, please complete the short application form to register your interest. Places are limited and will be allocated on a first come, first served basis.

For more information email: [enterprise@sstaffs.gov.uk](mailto:enterprise@sstaffs.gov.uk)

This project is funded by the UK government through the UK Shared Prosperity Fund



Email: [businesshub@sstaffs.gov.uk](mailto:businesshub@sstaffs.gov.uk)

**SIGN UP  
today!**

