



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNIT & OFFICES

14,339 sq ft (1332 sq m)
with yard area



**PELHAM WORKS, PELHAM STREET,
WOLVERHAMPTON, WV3 0BJ**



- ◆ Side yard area with front access.
- ◆ Junction 10 of the M6 motorway approximately 6.5 miles distant.
- ◆ Wolverhampton City Centre approximately 1 mile distant.
- ◆ Junction 2 of the M5 motorway approximately 9.5 miles distant
- ◆ Two storey offices.

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LOCATION

Pelham Works is located on Pelham Street, Wolverhampton, which is off Ashland Street, which in turn is off Brick Kiln Street accessed from St Marks Ring Road in Wolverhampton. Wolverhampton City Centre is approximately 1 mile distant and Junction 10 of the M6 motorway is situated approximately 6.5 miles distant with Junction 2 of the M5 situated approximately 9.5 miles distant, both of which provide access to the local and national motorway network links.

DESCRIPTION

The warehouse is of steel frame construction with brick/blockwork elevations beneath a pitched boarded roof incorporating translucent roof lights. The floor is of concrete construction and is lit by a mixture of rounded LED high bay and fluorescent strip lighting. There is a wooden mezzanine structure to one bay and roller shutter door access is provided to each of the two bays. Vehicular access is from the front of the building through a roller shutter giving access to the yard area for loading and unloading purposes.

Two storey offices are provided at the front of the property with a pedestrian entrance door leading into a reception/workshop area with a kitchenette and WC facilities to the rear. Further offices are located at ground floor level with access to the first floor offices which also have a kitchenette area and male and female WC facilities. The offices, in the majority, have plastered and painted walls with suspended ceilings incorporating panel or fluorescent strip lighting, smoke detectors, gas radiators and being carpeted in part.

ACCOMMODATION

Gross internal floor areas approximately:

	sq ft	sq m
Premises	14,339	1,332

OUTSIDE

There is a yard area to the side of the property, access from the front, for loading and unloading. Parking is provided within the yard area and on-street parking is also provided.

RENT

£71,750 per annum exclusive.

LEASE TERMS

The property is 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 Wolverhampton City Council.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:-

Rateable Value: £42,750
Rates Payable: £21,332.25 (2025/2026)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been commissioned and the property has been awarded a grade 82 D.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

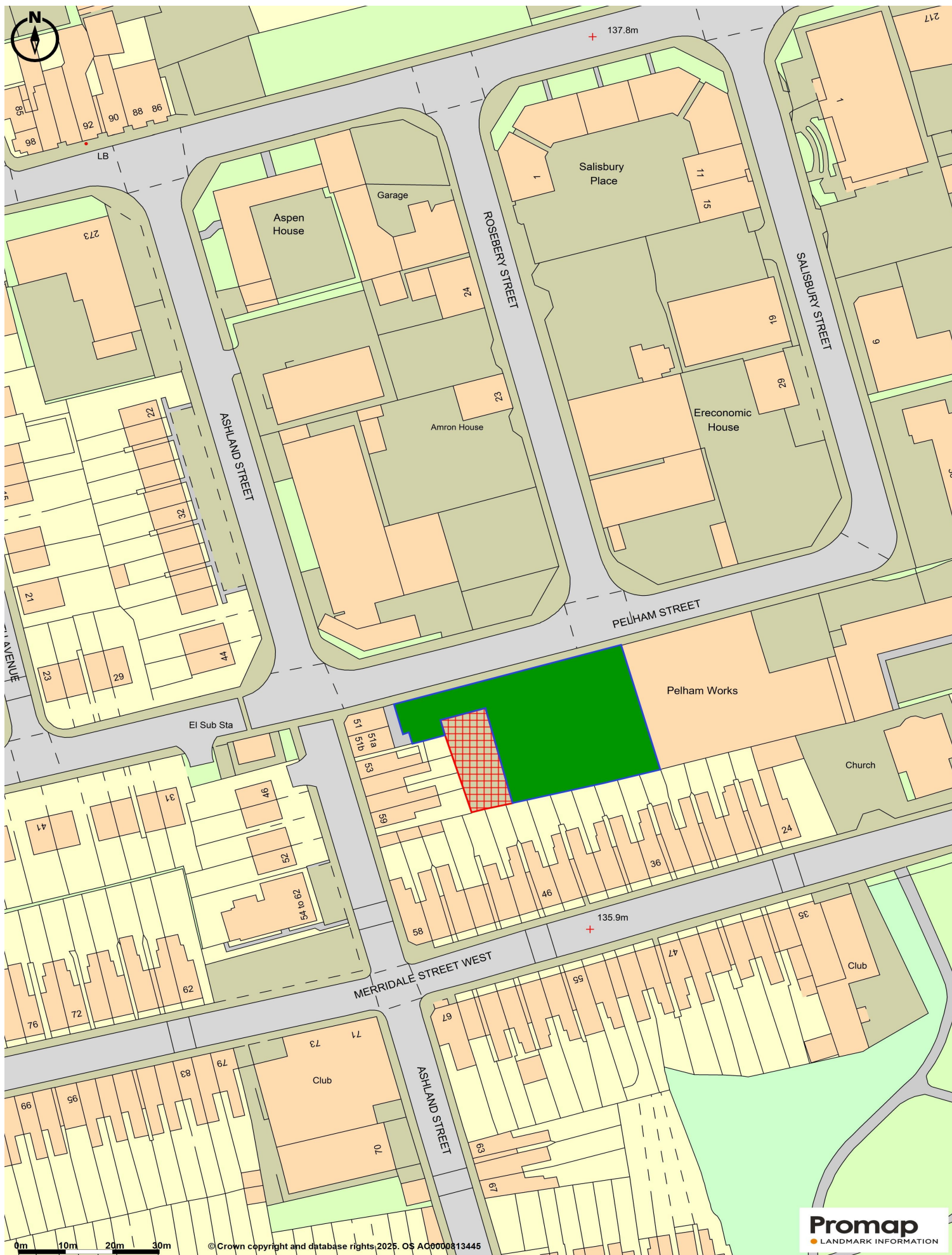
WEBSITE

Aerial photography and further information is available at: Bulleys.co.uk/pelhamst

VIEWING

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

Details prepared: 10/2025



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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