

BULLEYS

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THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL/WAREHOUSE
PREMISES

3,613 sq ft
(335.6 sq m)

📍 **UNIT 3 BRUNEL COURT, ENTERPRISE DRIVE, FOUR ASHES,
WOLVERHAMPTON, WV10 7DF**



Gated access to the rear of the unit.

Corner position front road.

Located on a popular established Industrial Estate.

M6 Toll approximately 3 miles distant.

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M6 (J12) approximately 2 miles distant.

M54 (J2) approximately 3 miles distant.

LOCATION

The units are located on Brunel Court, Enterprise Drive which is just off Station Road. The A449 Wolverhampton to Stafford dual carriageway lies approximately 1/3 mile distant to the East. Wolverhampton City Centre is some 6 miles to the South and Stafford 9 miles to the North. Connections to the motorway system are good with Junction 12 of the M6 motorway approximately 2 miles distant and Junction 2 of the M54 approximately 3 miles distant both of which give access to the local and regional motorway networks. The M6 Toll Motorway also lies approximately 5 miles distant where it meets the M6 Junction 11a.

DESCRIPTION

The property comprises a single bay industrial unit of steel portal frame construction having blockwork elevations with steel cladding above beneath a pitched lined roof incorporating translucent roof lights and a concrete floor.

The warehouse is lit by LED lighting and vehicular access is via roller shutter door located to the rear of the property which measures approximately 12'1" (3.68m) wide by 9'9" (2.7m) high. The minimum eaves height is approximately 15'4" (4.67m) rising to approximately 18'6" (5.63m). The office accommodation consists of ground floor reception area, male and female WC facilities, kitchen and stair to the first floor offices/ storage rooms. The property has the benefit of UPVC double glazing and a comfort cooling system to some offices.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Ground Floor:	2,610	242.4
First Floor:	1,003	93.2
Total:	3,613	335.6

OUTSIDE

To the front of the property is a landscaped pathway leading to the reception area with 6 allocated parking spaces to the side of the building. To the rear of the property is another pedestrian access door which leads into the warehouse with a further 3 parking spaces and space for loading/unloading. The rear of the property has the benefit of being accessed through gates for added security.

SERVICES

We are advised that mains water, drainage and 3 phase electricity are connected or available. Interested parties are advised to check this position with their advisors/ contractors. There is no gas to the property.

PURCHASE PRICE

£425,000 subject to contract.

PLANNING

Interested parties are advised to make their own enquiries with the Local Authority.

RATES

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

Unit	Rateable Value	Rates Payable (2023/24)
3	£9,800	£4,890.20

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. 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

An EPC has been carried out on the property and it has been awarded the grade of 98 D.

LEGAL COSTS

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

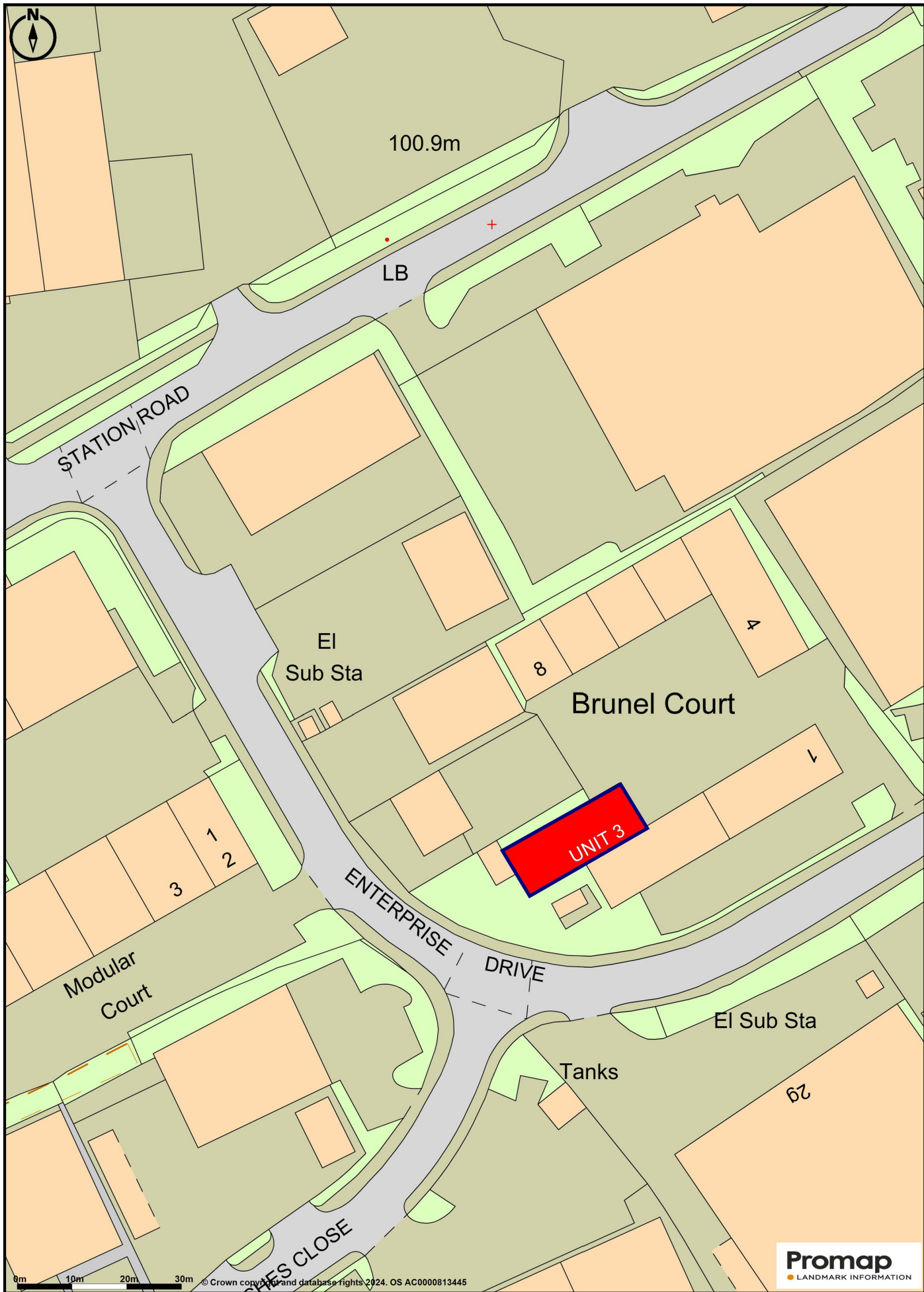
WEBSITE

Photography and further information is available at bulleys.co.uk/3brunel

VIEWING

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

Details prepared: 05/2024





IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

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