

THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET/
MAY SELL**

INDUSTRIAL UNIT

**4,982 sq ft
(462 sq m)**



**1 BINGLEY STREET, PENNFIELDS, WOLVERHAMPTON,
WV3 0HS**



- ◆ Short Distance to the West of Wolverhampton City Centre
- ◆ 3 Phase Power Supply

- ◆ Ground Floor and First Floor
- ◆ Kitchenette on Both Floors

- ◆ WC Facilities
- ◆ Suitable for alternative uses subject to planning.

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LOCATION

Situated in the sought-after Penn Fields area, Bingley Street offers an excellent position for commercial ventures. Just under 3 miles from Wolverhampton city centre and with easy access to Owen Road and Norfolk Road, the location benefits from strong transport links to the A449 and the wider West Midlands network. The area is well-served by local amenities, including shops, schools, and community facilities, ensuring a steady flow of foot traffic and visibility. Its proximity to Birmingham (approx. 12 miles) and major routes makes it ideal for businesses seeking a strategic base in a vibrant urban setting.

DESCRIPTION

The premises is located on Bingley street with a pedestrian access door, guarded by a roller shutter door for security, which is situated in a small yard area at the front of the property leading directly onto the street. The structure itself comprises of a two storey brick built structure which is currently operating as a workshop premises, there is also some additional warehouse space both at the back and side of the premises which is also included. The property itself benefits from a 3 – phase electricity supply along with gas, water and CCTV coverage in the main warehouse space. Situated within each floor of the unit are separate kitchenette areas with male and female WC facilities also available on the premises.

ACCOMMODATION

Gross internal areas **approximately:**

	sq ft	sq m
Ground floor	2,972	276
First Floor	<u>2,010</u>	<u>186</u>
Total	4,982	462

RENTAL

£15,000 per annum exclusive (subject to contract).

PURCHASE PRICE

Offers in excess of £395,000 (subject to contract).
NB VAT is not applicable on the purchase price.

PLANNING

Interested parties are advised to make their own enquiries and check their exact liability with Wolverhampton City Council on 01902 551155

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £21,150
Rates Payable: £10,553.85 (from April 2026)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

LEGAL COSTS

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

EPC

An EPC has been commissioned and has been awarded a D.

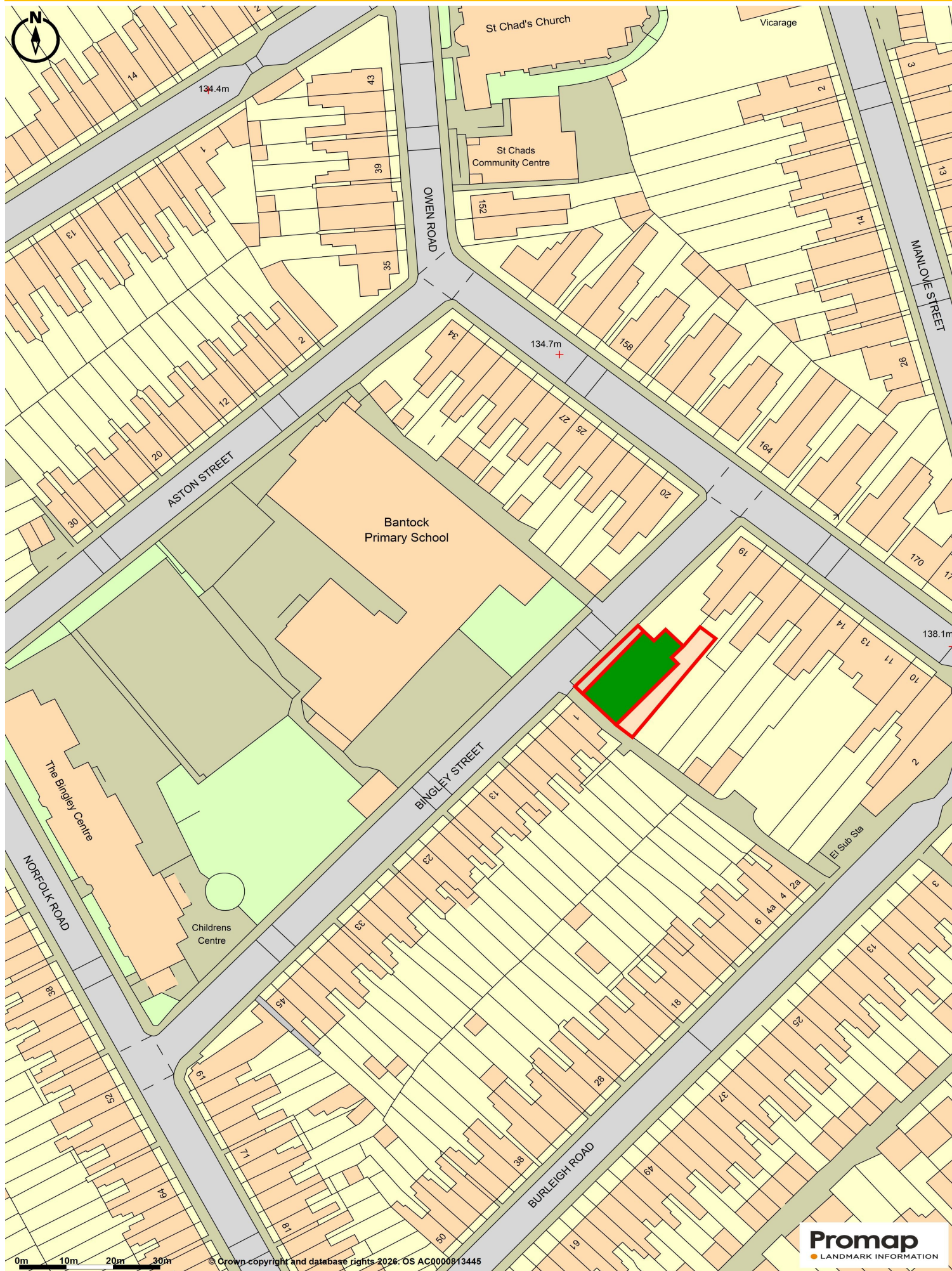
WEBSITE

Photography and further information is available at bulleys.co.uk/1bingley

VIEWING

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

Details amended 5/26



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

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