



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**WAREHOUSE / INDUSTRIAL
PREMISES**

**795 - 10,405 sq ft
(74 - 966 sq m)**



**SPRINGVALE INDUSTRIAL PARK, UNION STREET,
BILSTON, WV14 0QL**



Example Picture

- ♦ Popular industrial location.
- ♦ Junction 10 of M6 approximately 3 miles.
- ♦ Direct access to Millfields Road leading straight to the Black Country Route.
- ♦ Wolverhampton City Centre approximately 3.5 miles.
- ♦ Units can be taken separately or combined.
- ♦ Bilston town centre within 1/2 mile.

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LOCATION

The premises are situated within an established industrial area on Union Street, Bilston. The estate is accessed via the A4039 Millfields Road, which leads directly to the A463 Black Country Route. Approximately 3 miles to the East is Junction 10 of the M6 motorway, with Wolverhampton City Centre being approximately 3.5 miles North-West.

DESCRIPTION

Springvale Industrial Park comprises a mixture of mid range and larger industrial premises, suitable for production, warehousing and a variety of service industries. Many of the units are of steel portal frame construction, with brick/block elevations and accessed via roller shutter doors, with WC facilities and some units having the added benefit of office accommodation. Units can be taken individually or combined.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 1	5,195	482 (Available August 25)
Unit 2	5,210	484 (Available December 25)
Unit 7	6,383	593
Unit 24	795	74 (Available September 25)

Units 1 & 2 could be taken together to provide 10,405 sq ft (966 sq m) with an external fenced yard/parking area.

OUTSIDE

To the front of the units is visitor/staff car parking with loading and unloading via a roller shutter doors.

SERVICES

We are advised that mains water, drainage, gas and 3 phase electricity are connected or available. Interested parties are advised to check the position with their adviser/contractors.

RENTAL

Unit 1	£41,560 per annum exclusive
Unit 2	£41,680 per annum exclusive
Unit 7	£51,064 per annum exclusive
Unit 24	£ 8,745 per annum exclusive

LEASE TERMS

The units are available by way of a new full repairing and insuring lease on a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton City Council on 01902 556026.

RATES

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

	Rateable Value	Rates Payable (Apr 2025/26)
Unit 1	£25,000	£12,475.00
Unit 2	£25,500	£12,475.00
Unit 7	£26,750	£13,348.25
Unit 24	£ 5,300	£ 2,644.70

The above figure maybe 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.

VAT

All figures are quoted exclusive of VAT which may be payable at the current prevailing rate.

EPC

EPC's have been carried out on the units and they have been awarded the following rating:-

Unit 1	82 D
Unit 5	Being Commissioned
Unit 7	99 D
Unit 24	31 B

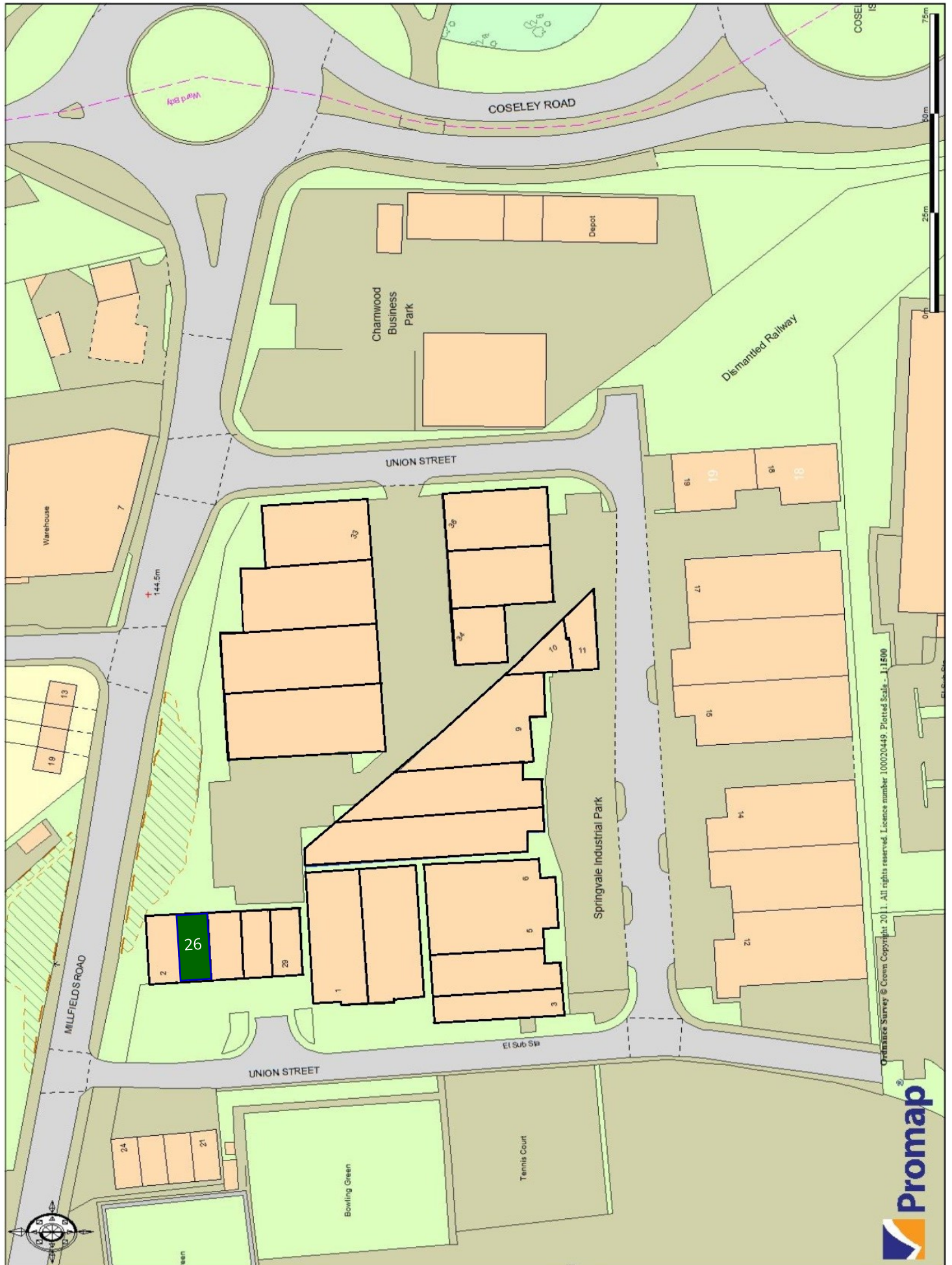
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/springvaleip

VIEWING

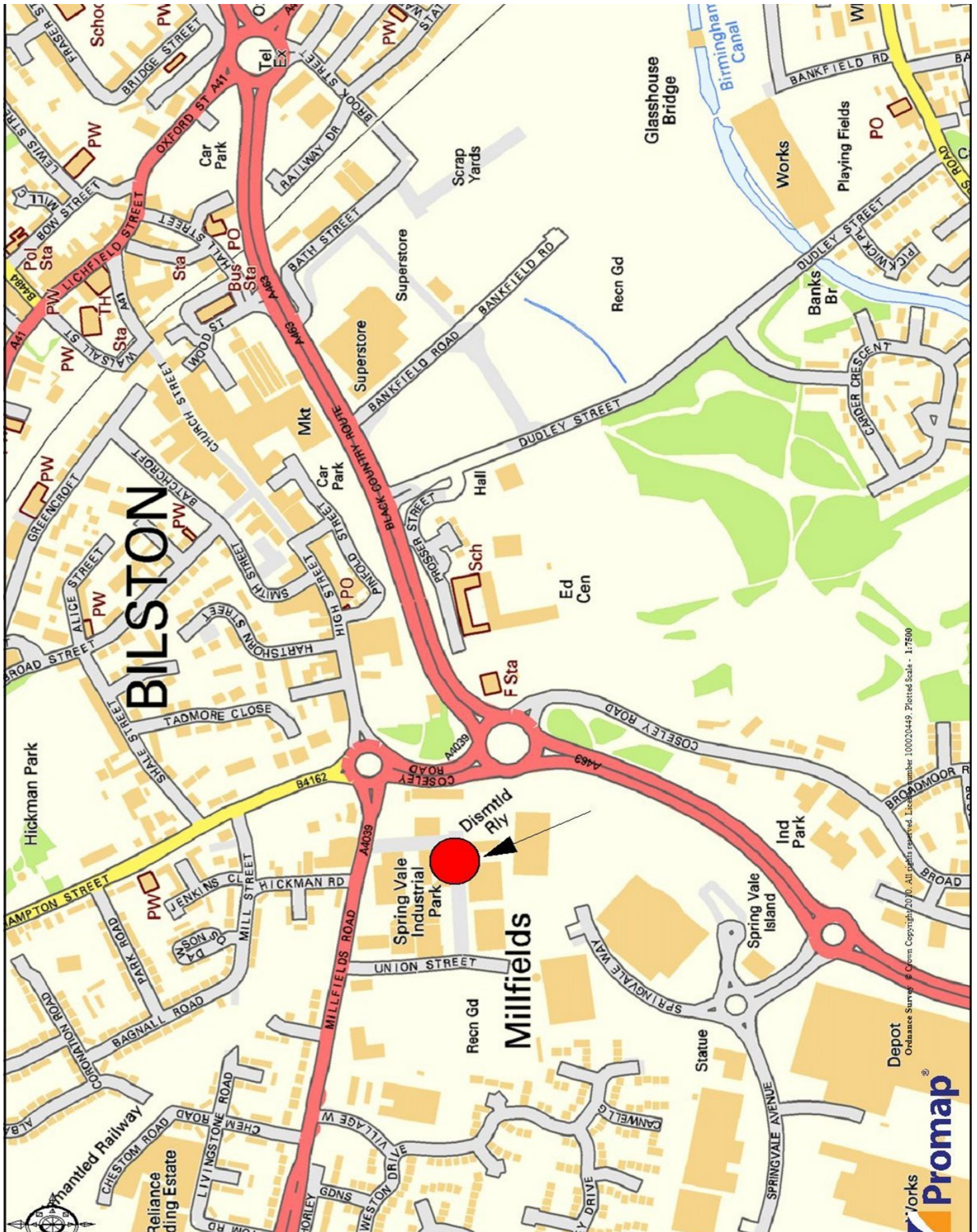
Strictly by the prior appointment with Bulleys at their Oldbury Office on 0121 544 2121, or the joint agent Harris Lamb.

Details amended 08/2025



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

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