



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNIT

**4,270 sq ft
397 sq m**



**80 SPRING ROAD, LANESFIELD,
WOLVERHAMPTON WV4 6JT**



- ◆ Roller shutter door access to front and rear.
- ◆ Secure self contained front and rear yard.
- ◆ Easy access to the A4123 Birmingham New Road.

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LOCATION

Located in the established Lanesfield area of Wolverhampton, 80 Spring Road offers convenient access to key transport routes, positioned close to the A4123 Birmingham New Road, which connects directly to the Black Country Route and the wider Midlands motorway network. Its corner position at Spring Road and Lanesfield Drive provides straightforward travel into Wolverhampton city centre, as well as reliable links towards Birmingham and surrounding towns.

DESCRIPTION

The property comprises a practical industrial unit featuring both front and rear roller shutters to facilitate efficient loading and circulation. A covered loading awning provides additional operational convenience, while the site benefits from a secure, self-contained compound offering controlled access. The main structure is formed from steel with aluminium cladding, providing durability and low maintenance performance, whereas the office accommodation is constructed in traditional brick and blockwork, ensuring a robust and professional finish.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Ground floor	4,158	386
First Floor	113	10
Total	4,270	397

RENTAL

£37,000 pax

SERVICES

We are advised that mains water, gas and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

LEASE TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

SERVICE CHARGE

A charge is levied to cover the costs for the maintenance of the estate. Please contact the agent for further details.

PLANNING

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

RATES

To be reassessed.

LEGAL COSTS

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

VAT

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

EPC

An EPC has been carried out and awarded a grade C 61.

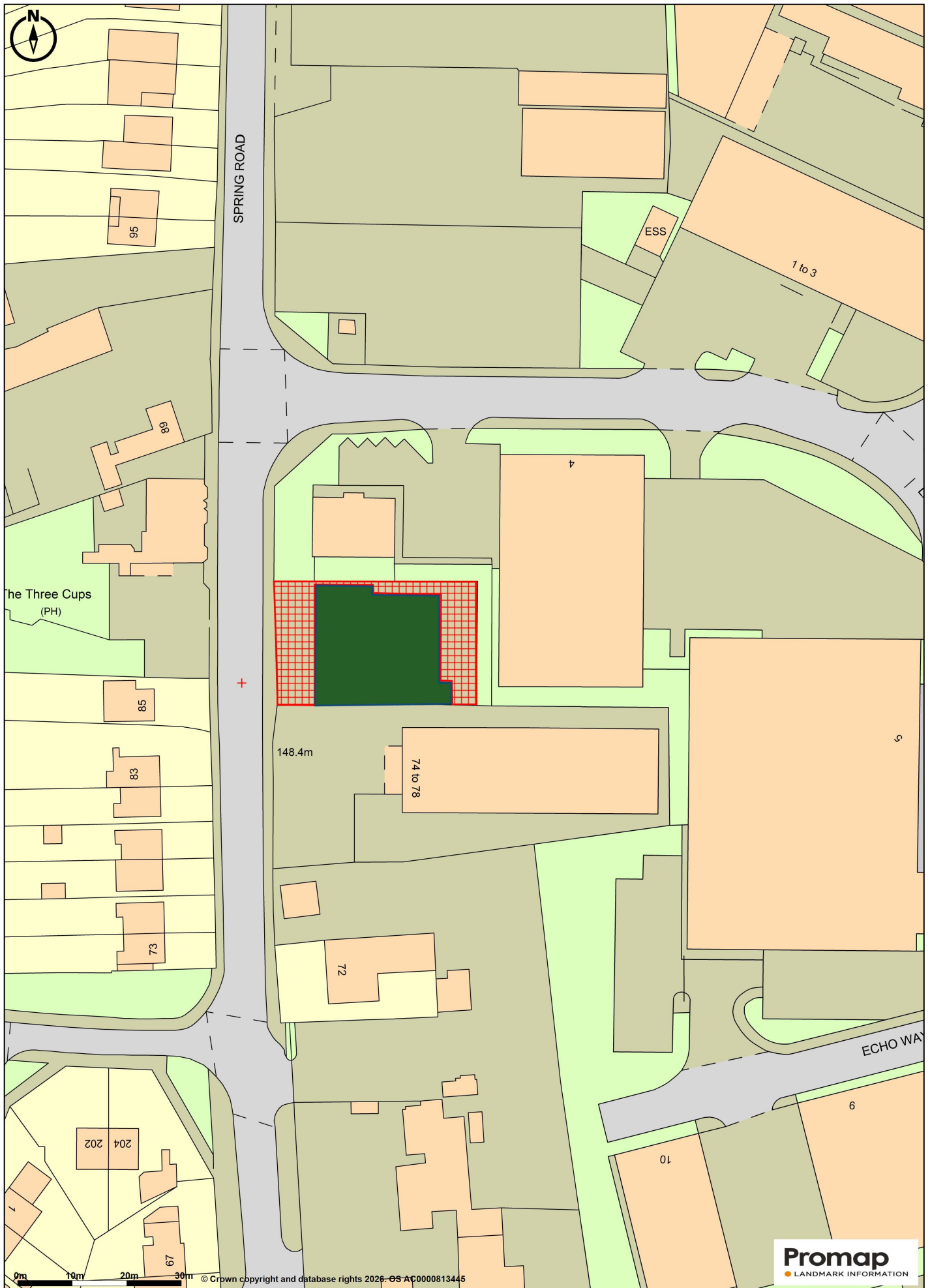
WEBSITE

A virtual tour, together with aerial photography and further information is available at:
bulleys.co.uk/80springrd

VIEWING

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

Details prepared 01/26



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

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