



TO LET

STARTER UNIT / INDUSTRIAL TRADE WAREHOUSE WITH OFFICES

**Unit 51, Planetary Industrial Estate, Planetary Road, Wednesfield, Nr. Wolverhampton,
WV13 3XB**



2,160 sqft

(206.6 sqm) approx. GIA

FULLY REFURBISHED FOR IMMEDIATE OCCUPATION

LOADING YARD AND CAR PARKING PROVISION

EXCELLENT MOTORWAY ACCESS (J10 M6 4 MILES) APPROX





LOCATION

Planetary Industrial Estate is a prime, established industrial estate on Planetary Road in Wednesfield approximately 2.5 miles east of Wolverhampton and 15 miles northwest of Birmingham.

The estate is accessed directly from both Wednesfield Way (A4124) and Neachells Lane, which provide access to Wolverhampton City Centre to the west and the Willenhall Road / Black Country Route (A454) dual carriageway to the south. The A454 in turn provides direct access to Junction 10 of the M6 Motorway 4 miles to the east. Junction 1 of the M54 is situated 4.5 miles to the north, accessed via the A460 Cannock Road.

DESCRIPTION

The property provides a mid-terrace modern steel portal frame industrial unit with integral ground floor office accommodation being of part brickwork and part profile clad elevations surmounted by a clad roof incorporating translucent roof lights.

The warehouse has undergone full refurbishment and benefits from a concrete floor, new LED lighting, an eaves height of 3.8m approx and is accessed by way of an electric shutter door.

The property offers integral office accommodation, W/C and kitchenette with a service yard and demised car parking area to the front and side elevation.

RENT / TENURE

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

Quoting rental based on £12.00 per sqft

BUSINESS RATES

2023 Rateable Value (Warehouse & Premises) £11,250

ACCOMMODATION

AREA	SQM	SQFT
Gross Internal Area	2,160	206.6

EPC

The property will provide an EPC B following completion of refurbishment works.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via the joint agents:

HARRIS LAMB

Contact: Neil Slade
Email: Neil.slade@harrislamb.com

Tel: 0121 455 9455
Mob: 07766 470384

OR

BULLEYS
Tel: 01902 713333

Date: April 2025

SUBJECT TO CONTRACT



