

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**INDUSTRIAL / WAREHOUSE UNIT
WITH REAR YARD**

**3,768 sq ft
(350 sq m)**



**UNIT 35 SPRINGVALE INDUSTRIAL PARK,
UNION STREET, BILSTON, WV14 0QT**



- ◆ Rear yard area with secure gated access.
- ◆ Junction 10 of the M6 motorway approximately 3 miles distant.
- ◆ Wolverhampton City Centre approximately 3.5 miles distant.
- ◆ Easy access to the Black Country Route.
- ◆ Front and rear roller shutter door access.

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LOCATION

Unit 35 Springvale Industrial Park is situated on an established industrial estate on Union Street, Bilston. The Estate is accessed via the A4039 Millfield Road, which leads directly to the A463 Black Country Route. Bilston Town Centre is approximately 1 mile distant with Wolverhampton City Centre being approximately 3.5 miles to the North West. Junction 10 of the M6 motorway is approximately 3 miles to the East which provides access to the local and national motorway networks.

DESCRIPTION

Springvale Industrial Park comprises a mixture of mid-range and large industrial premises, suitable for production, warehousing and a variety of service industries.

The unit is of steel portal frame construction, with brick/block elevations beneath a pitched lined roof incorporating translucent roof lights and having a concrete floor. Fluorescent strip or panel lighting is provided throughout with an internal spot light over the rear roller shutter door. Minimum eaves height is approximately 14'6" (4.4m) rising to approximately 15'11" (4.8m). Vehicular access is via the roller shutter door to the front elevation which measures approximately 14'9" (4.5m) wide by 13'10" (4.2m) wide or the rear roller shutter door measuring approximately 14'4" (4.3m) wide by 15'11" high. Separate pedestrian access is via either of the two main doorways, one leading into the warehouse and the other into the reception/office. A further office is located on the first floor accessed via a staircase within the warehouse. Kitchen and WC facilities are also provided within the warehouse area.

The unit has the added benefit of a rear secure yard/compound.

ACCOMMODATION

Gross internal floor areas approximately:

	sq ft	sq m
Premises	3,768	350

OUTSIDE

To the front of the unit is visitor/staff car parking with front and rear loading via roller shutter door access. To the rear of the unit is a secure fenced compound/yard.

RENT

£32,250 per annum exclusive.

LEASE TERMS

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

PLANNING

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

RATES

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

Rateable Value: £17,250

Rates Payable: £8,607.75 (2025/2026)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority.

VAT

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

EPC

An EPC has been commissioned and the property has been awarded a grade 99 D.

LEGAL COSTS

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

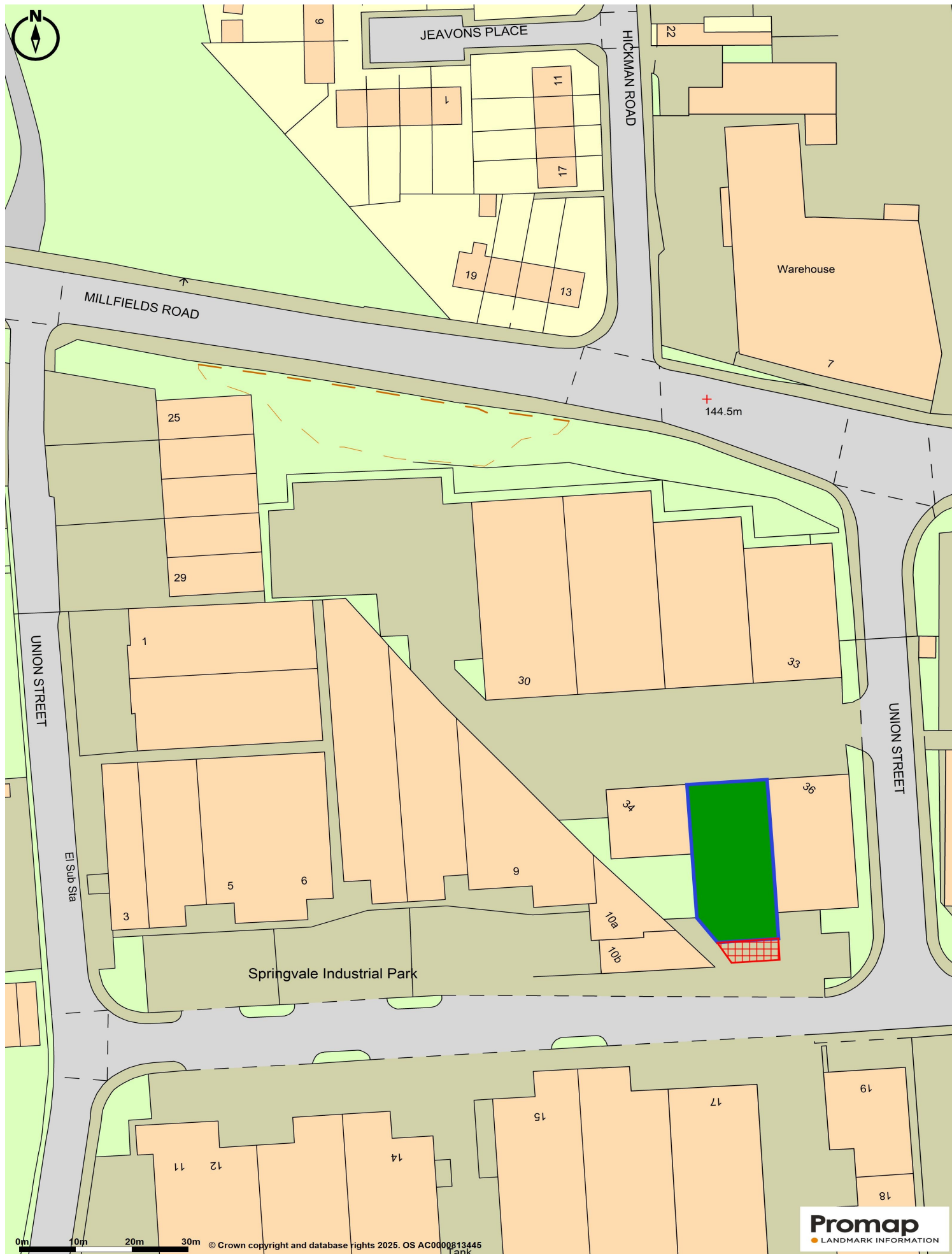
WEBSITE

Aerial photography and further information is available at: Bulleys.co.uk/35springvale

VIEWING

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

Details prepared: 11/2025



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

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