

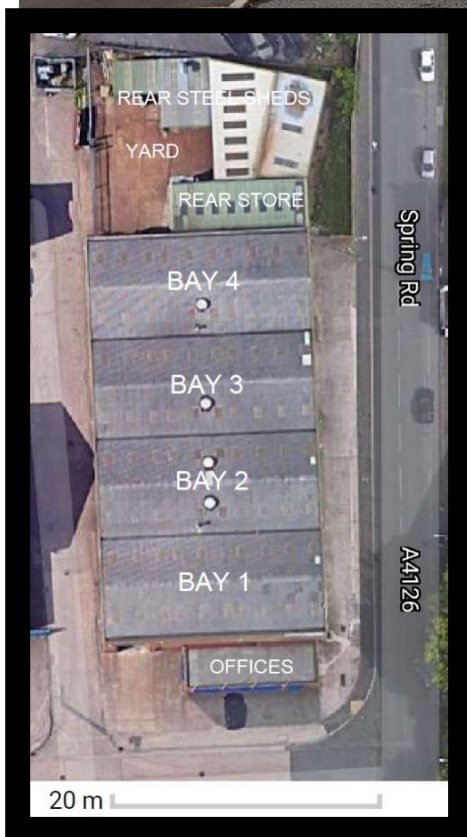
TO LET

**Unit 5 Spring Road Industrial Estate, Spring Road,
Ettingshall, Wolverhampton, WV4 6JT**

Warehouse/Workshop 22,725ft² (2,111m²)

£120,000 per annum exclusive

(£5.28/ft²)



DESCRIPTION

This property comprises of a secure warehouse with four bays, mezzanine floors, modern offices to front and in Bay 1, kitchen, gated yard, rear store and rear steel sheds.

FEATURES:

- High Security: motorised shutters, keyed alike BS8621 5 lever deadlocks to the high security steel doors, HD CCTV, Intruder Alarm System
- Separate office and warehouse entrances
- High eaves internal height of 7.12m to 9.1m (6.7m to underside of cranes)
- 4 x 5T Overhead cranes in warehouse (1 in each bay)
- 3.2T Overhead crane in rear store
- Bright warehouse/workshop lighting
- Mezzanine Floor Bay 1 load tested to 27,779kg
- Mezzanine Floor Bays 2&3 load tested to 7,250kg
- Main warehouse/workshop gas blower heaters
- Local Openreach Fibre Optic Cabinet located on premises for fastest internet speeds
- Fire Alarm System & Emergency Lighting
- Plenty of parking to the front and Spring Road side of the building



RENT

£120,000 per annum exclusive. First quarter rent payable in advance of lease start date. Thereafter, rent payable quarterly in advance.

RENT DEPOSIT

A rent deposit of minimum **£30,000** will be required to be held by the landlord in trust for the period of occupation.

AVAILABILITY

The property is available from October 2025 (maybe sooner).

BUSINESS RATES

Rateable value on 1st April 2023 was £72,000. £30,489 billed for 2023. Rating district is Wolverhampton. Local authority reference N444002707

ROOF WARRANTY

Landlord will repair any roof leaks identified in the main building rear store and offices in the first 60 days.

SERVICES

Mains electricity (440V, 220W, including 3-phase supply), gas, water and drainage are connected. Interested parties should carry out their own enquiries to ensure these are sufficient for their requirements.

SAFETY

Tenant is responsible for all. Landlord will not provide any new certification or carry out any testing other than providing Asbestos Survey and any available historic reports. Asbestos present in main roof gutter and sheet cement only.

SERVICE CHARGE

Tenant responsible for share of estate access road and pavement maintenance by covenant when required. No regular service charge. Access and Services Indemnity policy in existence.

EPC

Awaiting updated





LEASE

Available by way of a full repairing and insuring lease for **3 years or more**. Rent review every 3 years. Tenant responsible for all repairs and paying insurance. Let as seen. Single occupancy, no sub-letting. Landlord will prepare and forward Lease, Rent Deposit Deed and Lease Plan to tenant's solicitor. Tenant's surveyor to prepare Schedule of Condition.

LEGAL COSTS

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

TOWN PLANNING

The premises may be used for industrial or warehouse storage uses with ancillary offices as defined in the Town & Country Planning (Use Classes) Order 1987 as amended. Prospective occupiers should make enquiries of Wolverhampton City Council with regards to their proposed use.

VAT

There is no Value Added Tax payable on this property. All figures quoted are exclusive of VAT.

YARD



Gated yard at rear with roller shutter access to Main Building and Rear Store. LED Floodlights to loading area.








INTERNAL ACCOMADATION

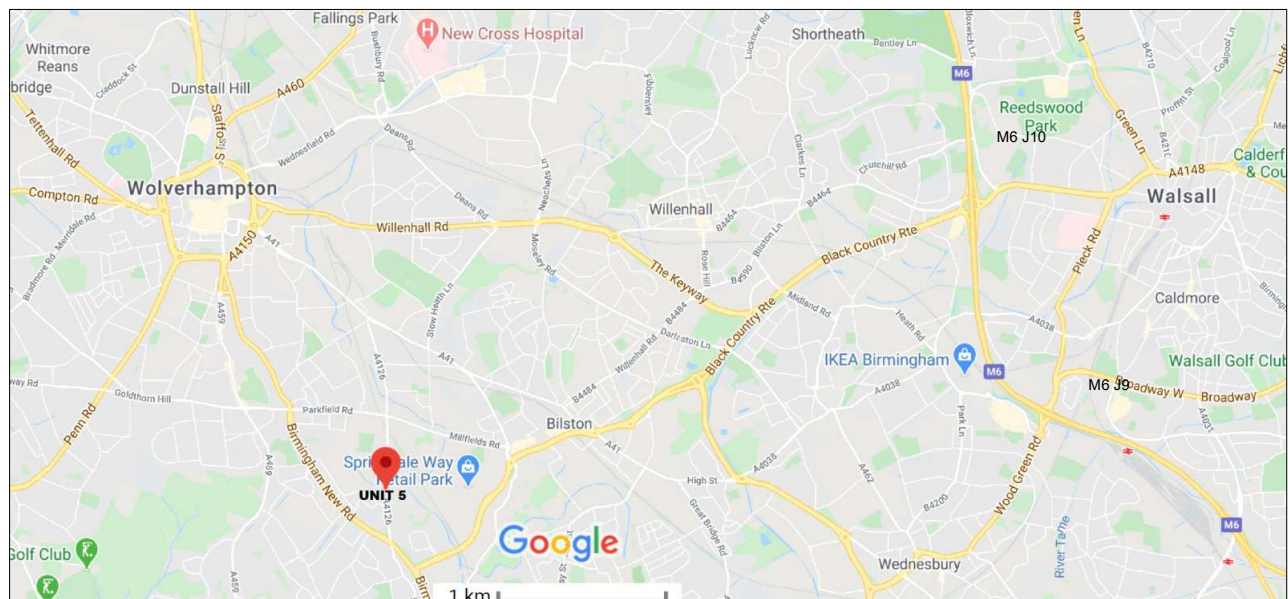
Approximate Areas	ft ²	m ²
Main Warehouse/Workshop Bays 1 to 4 with 5T crane each bay (including offices, kitchen and works toilets under mezzanine Bay 1) Eaves internal height of 7.12m to 9.1m (6.7m to underside of cranes)	15,108	1,404
Rear Store with 3.2T crane	1,051	98
Mezzanine Floor Bay 1 load tested to 27,779 kg	616	57
Mezzanine Floor Bays 2 &3 load tested to 7,250 kg	1,492	139
Offices above Mezzanine Floor	1080	99
Front Offices with lobby and male & female toilets	924	86
Rear Steel Sheds	2,454	228
Total Area	22,725	2,111

LOCATION

The property is located approximately 2½ miles south east of Wolverhampton city centre and 4 miles north of Dudley town centre.  Junction 10 of the M6 motorway is approximately 5 miles to the north east and  Junction 9 approximately 6 miles to the east.

Spring Road Industrial Estate is accessed off Lanesfield Drive via the A4126 Spring Road which connects the A4123 Birmingham New with the A41 Bilston Road.

-  Spring Rd Bus Stop: 0.1 miles (2 minutes walk) hourly Bus 224 to Sedgley or Bilston.
-  Birmingham New Rd Bus Stop: 0.5 miles (10 minutes walk) Bus 8 Platinum or Platinum X8 every 10 minutes to  Wolverhampton Bus/Railway Station (16 minutes journey) or Birmingham.
-  Priestfield Metro Stop: 1.1 miles (22 minutes walk) for metro to Wolverhampton or Birmingham every 12-15 minutes
-  Coseley Train Station: 1.5 miles (31 minutes walk or 4 minutes on 8 Platinum or Platinum X8 bus) for trains to Birmingham

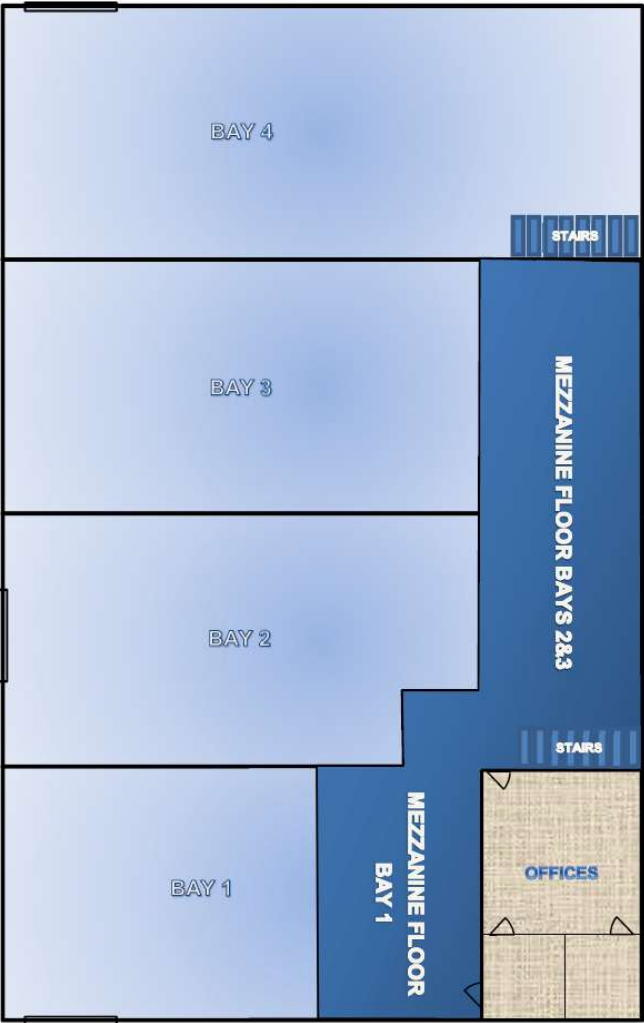


FLOOR PLANS

GROUND FLOOR



MEZZANINE FLOOR



20 METERS APPROX

IMPORTANT NOTICE

All areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property that no tests have been carried out on any of the main services, equipment or facilities. An intending tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Photographs are produced for general information and it must not be inferred that any items shown are included in the let.

NOTES

