

INDUSTRIAL, LAND | FOR SALE

[VIEW ONLINE](#)



UNIT 5 BRIDGE STREET, WOLVERHAMPTON, WV10 9DX

4,575 SQ FT (425.03 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Secure Yard and Industrial Site, Suitable for a Variety of Uses - STPP

- Fully Concreted Yard
- Palisade Perimeter Fencing and Double Gates
- Variety of Buildings
- Freehold
- 0.64 Acres (0.26 Hec) approximately





## DESCRIPTION

The property comprises a secure industrial site extending to a substantial concrete-surfaced yard together with workshop, warehouse, office and ancillary buildings, offering flexible accommodation suitable for a variety of industrial, storage, trade counter or open storage uses (STP). Access is provided directly from Bridge Street via a secure steel entrance gate, with the site enclosed by steel palisade fencing to provide a secure operational environment.

The principal building is positioned towards the northern boundary and provides workshop, warehouse and office accommodation together with staff welfare facilities. Constructed around a steel portal frame with brick and profile metal clad elevations beneath a pitched profile sheet roof, the building has been extended to provide further workshop/storage accommodation. The workshop benefits from a minimum eaves height of approximately 2.60 metres, with office accommodation & a staff canteen.

Positioned along the western boundary is a detached open-fronted storage canopy of steel frame construction with profile metal clad elevations and roof, providing covered storage accommodation with a minimum eaves height of approximately 4.60 metres.

To the southern section of the site is a detached two-bay workshop of steel frame construction with pre-cast concrete panel elevations beneath bitumen felt covered roofs, providing additional workshop or storage accommodation.

Externally, the extensive concrete yard with loading and open storage areas, making the property well suited to occupiers requiring secure external storage.



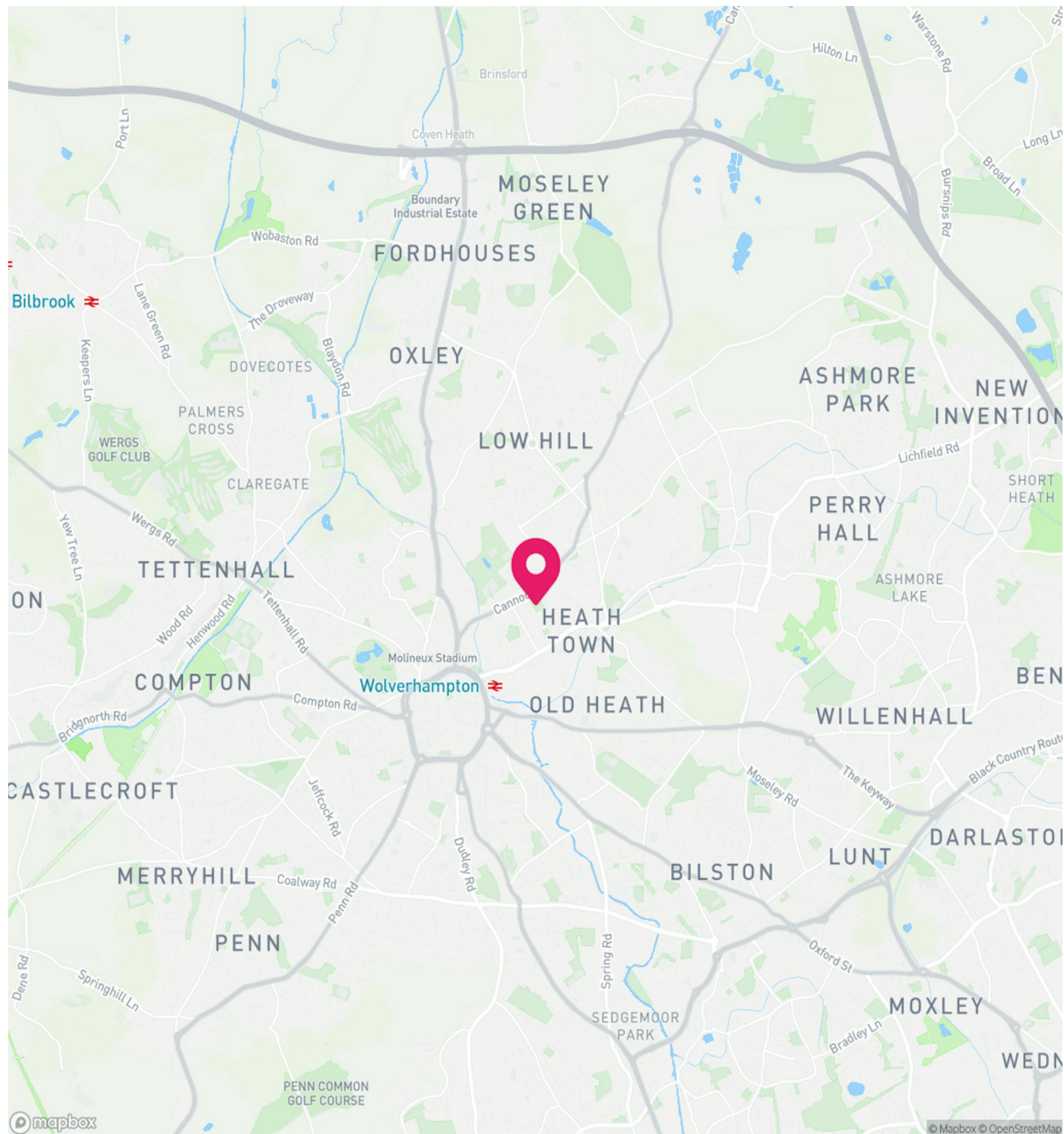


## LOCATION

Unit 5 is prominently situated on Bridge Street within the established Park Village Industrial Estate, approximately one mile north-east of Wolverhampton City Centre. The estate is a well-established commercial location, home to a range of industrial, warehouse, trade counter and business occupiers, providing an established environment for industrial and logistics businesses.

The property benefits from excellent road communications, with convenient access to the A4150 Ring Road, the M54 (Junction 2) approximately three miles to the north and the M6 (Junction 10) approximately five miles to the east. These routes provide swift connections throughout the West Midlands and the wider national motorway network, including the M5, M42 and M40.

Wolverhampton is one of the West Midlands' principal commercial centres, located approximately 15 miles north-west of Birmingham. The city benefits from a substantial labour force and excellent public transport infrastructure, with Wolverhampton railway station providing direct services to Birmingham, London Euston, Manchester and Liverpool, together with the West Midlands Metro linking Wolverhampton and Birmingham.











## AVAILABILITY

| Name                              | sq ft        | sq m          | Availability |
|-----------------------------------|--------------|---------------|--------------|
| Unit - Workshop                   | 1,550        | 144           | Available    |
| Building - Office                 | 300          | 27.87         | Available    |
| Building - Cabin office           | 101          | 9.38          | Available    |
| Unit - Open Frontage Storage Unit | 1,782        | 165.55        | Available    |
| Unit - Workshop (southern bay)    | 842          | 78.22         | Available    |
| <b>Total</b>                      | <b>4,575</b> | <b>425.02</b> |              |

## PLANNING USE

The subject property falls within the administrative boundary of the City of Wolverhampton Council. Having regard to the Wolverhampton City Plan 2021–2041 and the current Use Classes Order, the site's established use for industrial, workshop and storage purposes is consistent with a B2 (General Industrial) and B8 (Storage and Distribution) use. Interested parties are advised to make their own enquiries to ensure the use is suitable for their required usage.

## SERVICES

We understand all mains services are available on or adjacent to the subject premises.

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£13,500. Based on April 2026 Valuation. We understand the property will qualify for Small Business Rates Relief, subject to occupiers eligibility and all interested parties are advised to make their own enquiries in this respect

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in excess of £595,000 for the freehold interest, subject to contract.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



**Edward Siddall-Jones**

0121 638 0500  
edward@siddalljones.com



**Scott Rawlings**

0121 638 0500  
scott@siddalljones.com



# SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



SIDDALLJONES.COM