

INDUSTRIAL, WAREHOUSE | TO LET

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UNIT 5, SPRING ROAD INDUSTRIAL ESTATE, WOLVERHAMPTON, WV4 6JT

23,833 SQ FT (2,214.16 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Premises

- Quoting Rental £96,000 PA (Exclusive)
- GIA 21,248 ft2 plus Covered Stores of 2,585 ft2
- Four Bay Industrial Unit
- Three Roller Shutter Entry Points
- Single Storey Office to the fore
- Rear Stores and Secure Yard
- Forecourt and side parking



DESCRIPTION

The property comprises a four-bay industrial warehouse of steel portal frame construction with pitched roofs over. The accommodation provides predominantly open-span warehouse space, with structural columns dividing the four bays. Two of the bays benefit from craneage, and the minimum working height is approximately 25 feet to the underside of the haunch. The building benefits from multiple loading access points, including front, side and rear level loading doors.

To the front elevation, there is a single-storey office block which provides a reception area, toilets, and an open plan office / reception area. Internally, the warehouse incorporates a mezzanine floor positioned to one side of the unit, which provides additional storage accommodation along with further office space at first floor level.

The warehouse benefits from three-phase power, concrete flooring, and high bay lighting. To the rear, an additional bay accessed via a roller shutter door offers further storage or warehouse/manufacturing space. The property also includes covered loading areas, a spray booth (not believed to be in working order), and a secure yard.

Car parking is available to the front and side elevations along Spring Road, with additional overspill parking located within the secure yard.

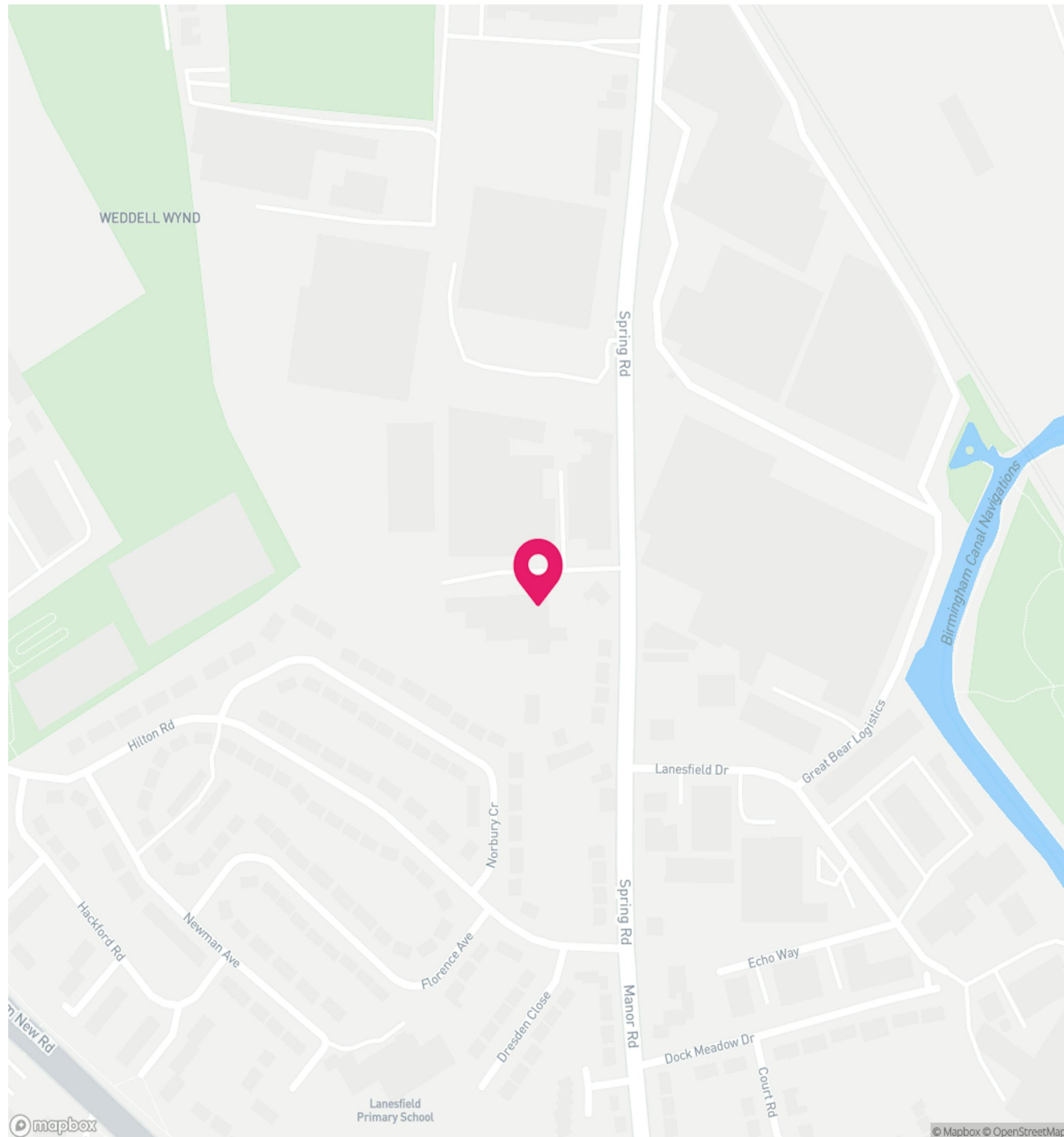


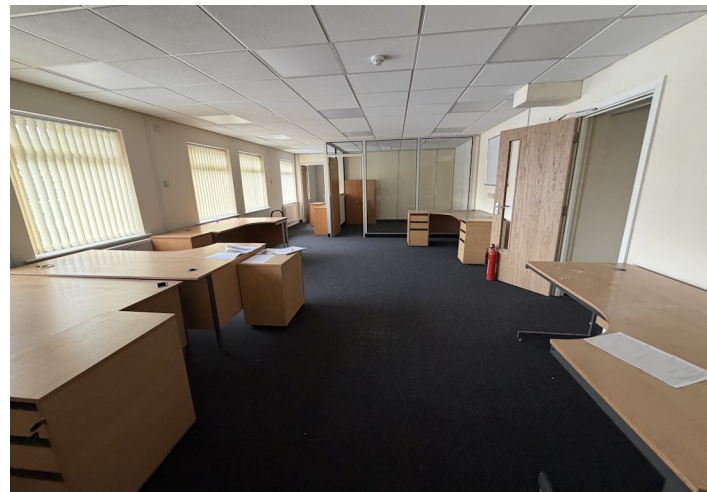
LOCATION

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The property is situated on the established Spring Road Industrial Estate within the Ettingshall area of Wolverhampton, approximately 3 miles south-east of Wolverhampton city centre. The estate benefits from convenient access to the A4123 Wolverhampton New Road, which provides direct links to the A454 and A41, forming part of the wider Black Country road network. Junction 10 of the M6 motorway lies approximately 5 miles to the east, while Junction 2 of the M5 motorway is around 6.5 miles to the south, both providing excellent connectivity to the national motorway network.

West Bromwich is located approximately 9 miles to the south-east, with Birmingham city centre approximately 13 miles distant, both of which are easily accessible via the M5 and A41 corridors. The surrounding area comprises a mix of established industrial and commercial occupiers, benefitting from strong transport links and proximity to the major urban centres of the West Midlands.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	15,309	1,422.25	Available
Ground - Rear Bay	1,129	104.89	Available
Ground - Office	1,565	145.39	Available
Mezzanine - Mezzanine Stores	3,245	301.47	Available
Ancillary - Covered Stores	2,585	240.15	Available
Total	23,833	2,214.15	

SERVICES

We understand that the building benefits from mains electricity, water and foul drainage.

The landlord is in the process of removing the gas supplies for MEEs purposes.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

RATEABLE VALUE

£72,000

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£96,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

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



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