

INDUSTRIAL, LAND, WAREHOUSE | TO LET

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ALMA STREET, WEDNESFIELD, WOLVERHAMPTON, WV10 0EY

7,500 SQ FT (696.77 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Detached Warehouse Unit with Good Loading and It's Own Secure Concreted Yard

- Modern Warehouse Unit
 - Steel Portal Frame
 - 2 Electric Roller Shutters
 - Concreted Yard
 - Three Phase Electricity
 - Generous Eaves Height
-



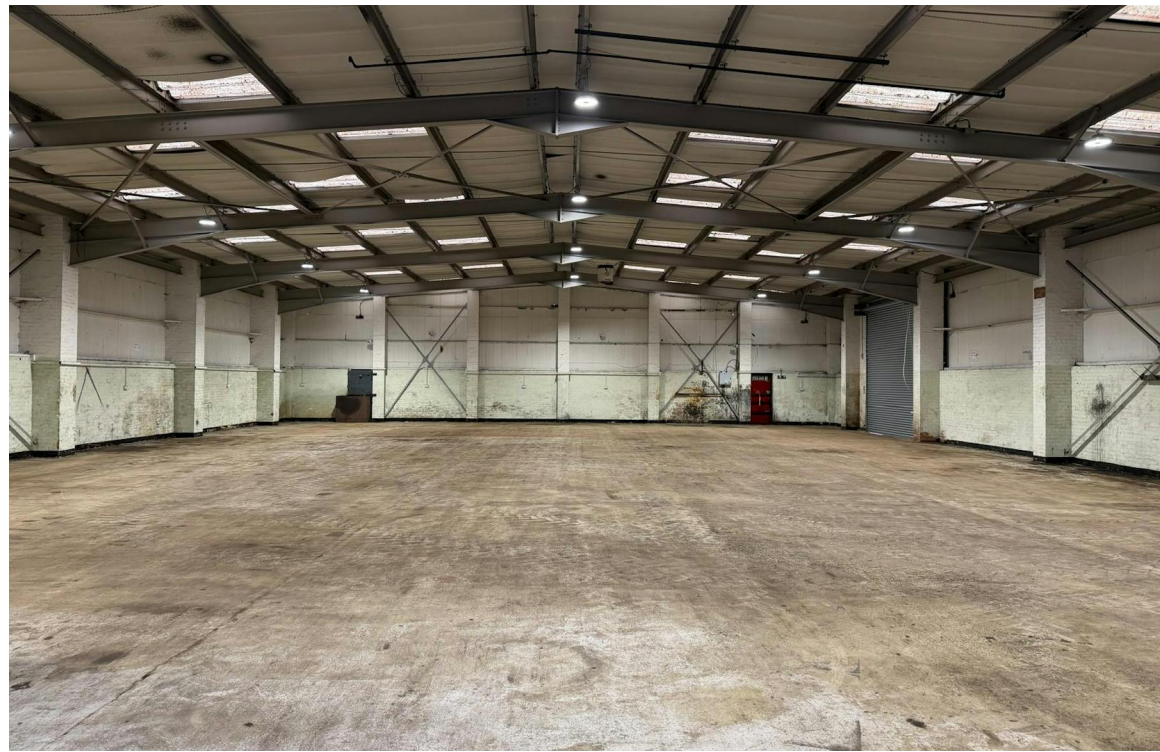
DESCRIPTION

The property comprises a detached warehouse unit of steel portal frame construction with part brickwork and part steel-clad elevations. The unit benefits from an insulated steel-clad roof incorporating translucent roof lights, providing excellent natural daylight throughout the warehouse.

Loading access is provided via two newly installed electronically operated roller shutter doors, offering efficient and practical access for deliveries and servicing.

Internally, the unit features a solid concrete floor, LED lighting, a three-phase electricity supply, and WC facilities.

Additional benefits include a secure side pedestrian entrance, palisade fencing to the perimeter, and security gates, ensuring a high level of site security.



LOCATION

Alma Street is located 1.5 miles east of Wolverhampton City Centre, with access provided via Inkerman Street.

Junction 10 of the M6 motorway is located approximately 5 miles East and provides access to the wider motorway network. The area is served by a number of bus routes into the City Centre and Wolverhampton Railway Station is approximately 0.5 mile distant, which provides a regular train service to and from Birmingham New Street and the national railway network beyond.





AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Warehouse	7,500	696.77	Available
Outdoor - Yard	17,424	1,618.74	Available
Total	24,924	2,315.51	

SERVICES

We are advised that mains water, electricity and gas are connected or available.

However, interested parties are advised to check the position with their advisors/contractors.

EPC

Grade C-73

BUSINESS RATES

We are verbally advised by Wolverhampton City Council that the assessment is as follows:

£37,250.00

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

PLANNING USE

Interested parties are advised to make their own enquiries with Wolverhampton City Council on 01902 551155

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£60,000 per annum on a new lease with terms and length to be agreed.

POSSESSION

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

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

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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