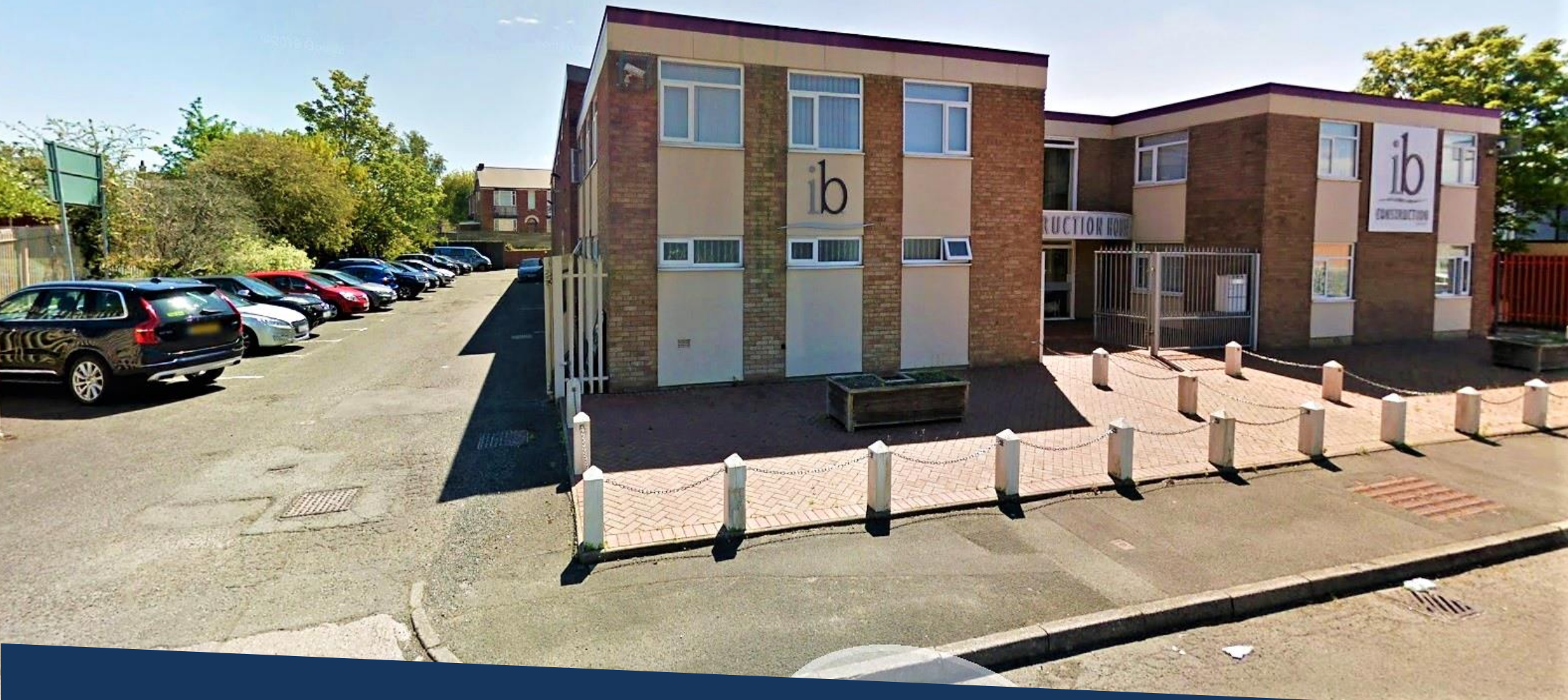


FOR SALE/ TO LET

FOR FURTHER INFORMATION / VIEWINGS: Please contact Towler Shaw Roberts:
4 Tettenhall Road, WV1 4SA / 01902 421216 / wolverhampton@tsrsurveyors.co.uk



CONSTRUCTION HOUSE | SPRING LANE | WILLENHALL | WV12 4HW

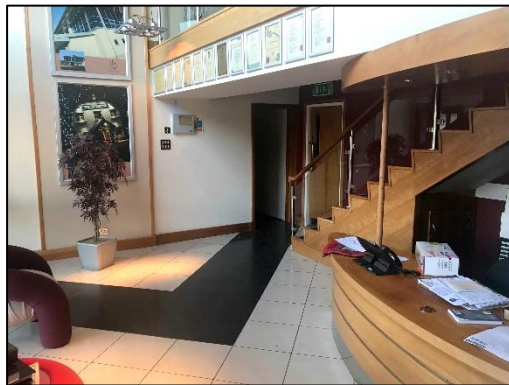
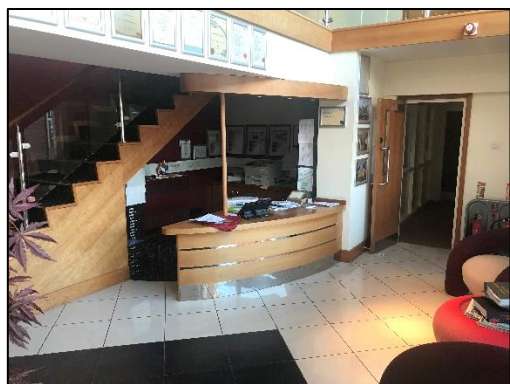
INDUSTRIAL PROPERTY WITH OFFICE SPACE APPROX. 10,120 SQFT (940.2 SQM)

TEL: 01902 421216 EMAIL: wolverhampton@tsrsurveyors.co.uk

CONSTRUCTION HOUSE, SPRING LANE, WILLENHALL, WV12 4HW

Summary:

- Warehouse space approximately 5,415 sqft (503.1sqm) plus mezzanine offices
- Office space approximately 3,678 sqft (341.7 sqm)
- Price: £410,000 for the freehold
- Rent: £35,000 per annum exclusive
- For further information please contact us



Location

Construction House is located on the corner of Spring Lane, close to its junction with Sandbeds Road (A462). Situated in an established Industrial area located just less than a mile to Willenhall Town Centre. Junction 10 of the M6 motorway is approximately 2 miles to the South East.

Description

The property comprises a two-storey office building featuring 10 office suites of varying sizes, exceptional board room facility, and attractive reception, along with male & female toilets and large kitchen.

The offices front a large warehouse to the rear which also features a mezzanine set of three office (air conditioned) and additional store rooms. Within the warehouse there are radiant heaters and vehicle access is via a large concertina door at the far end of the building.

The property benefits a large parking area to the side of the building with steel gates and palisade fencing surrounding. Please note the access is shared with the neighbouring company, Contelec, who have a right of access across the land as well as permission to park one vehicle.

Accommodation (approximate values)

	Sqft	Sqm
Warehouse	5,415	503.1
Mezzanine Offices (within warehouse)	910	84.5
Mezzanine Stores (within warehouse)	117	10.9
Offices	3,678	341.7
Total:	<u>10,120</u>	<u>940.2</u>

Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

- The Freehold of the property is available, with vacant possession upon completion.
- Or alternatively...
- A new full repairing and insuring lease, for a number of years to be agreed either for the whole or part of the property.

Price

£410,000 for the freehold

Rent

£35,000 per annum exclusive.



For Reference purpose only Scale: Not to Scale
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Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Warehouse and Premises

Rateable Value – £24,250

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Energy Performance Certificate (EPC)

Rating: E122

Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located in within Walsall Borough Council.

Legal Costs

Each party will be responsible for their own legal costs incurred.

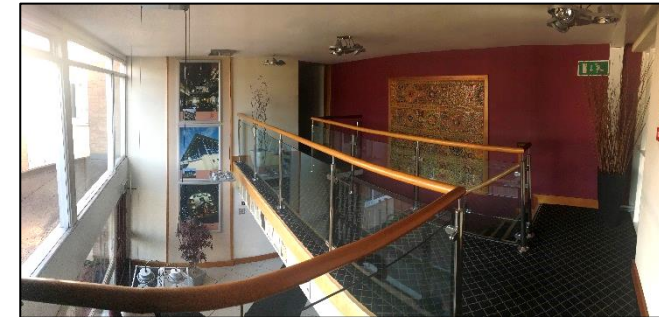
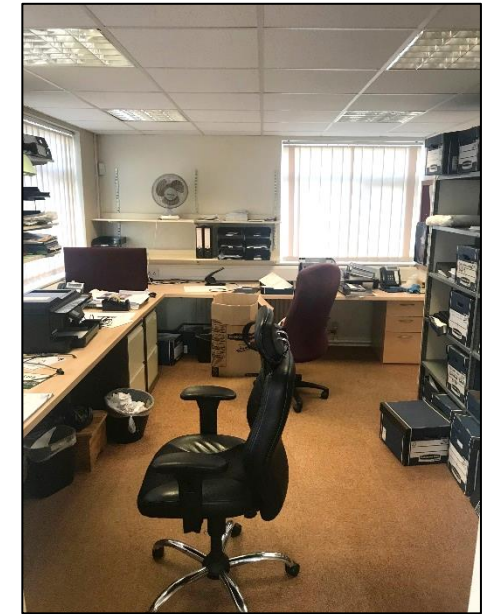
VAT

All costs / prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

Date: 11th November 2019



4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."