

FOR SALE/TO LET



CONSTRUCTION HOUSE | SPRING LANE | WILLENHALL | WV12 4HW

Freehold Industrial Unit Approximately 10,120 sqft (940.2 sqm)

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

- Warehouse space approximately 5,415 sq ft (503.1sqm) plus mezzanine offices
- Office space approximately 3,678 sq ft (341.7 sqm)
- **Price: £410,000 for the freehold. Rent: £35,000 per annum exclusive**

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 which fronts a large warehouse to the rear. Within the warehouse there are mezzanine offices and storage. The property benefits a large parking area to the side of the building with steel gates and palisade fencing surrounding.

Accommodation

	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:	10,120	940.2

Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. 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, a new full repairing and insuring lease, for a number of years to be agreed.

Price/Rent

£410,000 for the freehold.
£35,000 per annum exclusive.

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 Rating

Energy Performance Asset Rating: E122

Local Authority

The property is located within Walsall Borough Council.



For Reference purpose only Scale: Not to Scale
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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.

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

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Also at
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