



Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



Former Hewmor Products Ltd, Spring Road, Wolverhampton,

TO LET

INDUSTRIAL & WAREHOUSE

Rent
£100,000

Prominent location

Large site

<http://www.michaeltromans.co.uk/qlink2721>

Location

The property is located on the A4126 Spring Road, close to its junction with Parkfield Road and Millfields Road. Wolverhampton city centre is approximately 2.5 miles to the north west and a short distance from the Black Country Route which, provides excellent access to the Midlands motorway network.

Description

The property comprises a two storey block to the front with ground floor workshops and offices above. The offices are mainly open plan and benefit from airconditioning and double glazing with boardroom, kitchen and W.C.'s to one end. To the rear are two large portal frame bays with an eaves height of 4.6m. Running along the northern elevation are staff W.C. facilities, changing rooms and further workshop and storage space. To the rear of the property is a further 2 storey block providing covered loading bay with roller shutter access (5m high x 4m wide), workshop / store space and further storage at 1st floor level. The property has the benefit of a 200amp and 100amp electricity supply.

The property sits on a site of approximately 1.7 acres, with the main yard accounting for approximately 0.7 acres. There is ample parking to the front of the site for staff and visitors. Access is off Spring Road Industrial Estate via an electric sliding barrier, with the perimeter secured by palisade fencing.

Accommodation

Approximate Gross Internal Areas

Office block	398.66sq.m	4,291sq.ft
Main bays	1,688.78sq.m	18,178sq.ft
Side bay	666.01sq.m	7,169sq.ft
Loading bay	483.98sq.m	5,209sq.ft
Total	3,237.43sq.m	34,847sq.ft

Rent

£100,000 per annum, exclusive

Term

A new lease for a term to be agreed on a full repairing and insuring basis

VAT

VAT will be charged.

Business Rates

Rateable Value £72,000

EPC

EPC = E - 108

Viewing

Strictly via arrangement with Michael Tromans & Co LLP

Subject to Contract

JS/ SC - Sept23

Additional Images



Location Map



