



Former Hewmor Products Ltd, Spring Road, Wolverhampton,

**TO LET**

INDUSTRIAL & WAREHOUSE

Rent  
£120,000

Prominent location

Large site

## 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 Midland's 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 pallisade 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

£120,000 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

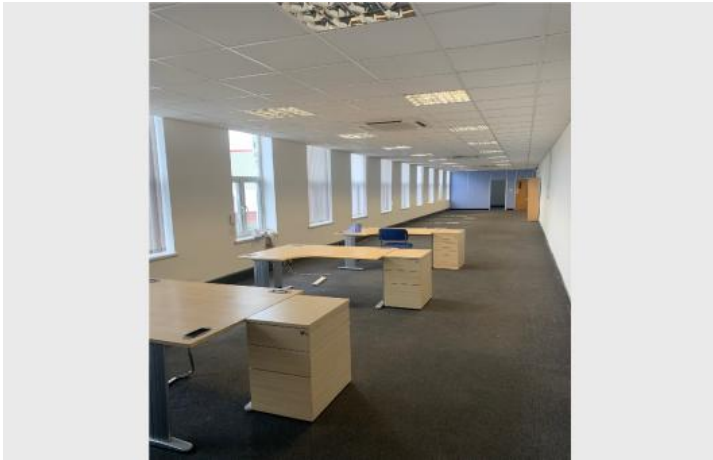
Strictly via arrangement with Michael Tromans & Co LLP

## Subject to Contract

JS/ SC - Sept23

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## Additional Images





## Location Map



