



Millfields Road, Bilston, Wolverhampton WV4 6JE

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
25,855 sq ft (2,402 sq m)

Purchase Price
£1,600,000

Rare opportunity to purchase a substantial freehold property.

Height to eaves - 8.8m. max.

Craneage between 5 - 10 Tons.

Within 5 miles of J10 M6

Location

The premises are prominently located to the A4039 Millfields Road within close proximity of the junction with Spring Road. Wolverhampton city centre and Bilston town centre are within 3 miles and 1.5 miles respectively. Junction 10 of the M6 is within 5 miles.

Description

The property comprises a two bay workshop/warehouse of steel framed construction with part glazed lined profiled metal sheeted walls surmounted by two pitched profiled metal sheeted roofs incorporating filon roof lights. Height to eaves between 7.9m (25' 11") - 8.8m (28' 11") approx. Access is via two roller shutters doors.

The property includes internal two storey brick built offices. The accommodation comprises a range of private/open plan rooms with toilets and a rest room.

Parking is available to the left hand side of the building.

Accommodation (Gross Internal Area) approx.

	SQ.FT	SQ.M
Bay 1 -	5,858	(544.42)
Bay 2 -	17,367	(1,614.02)
Offices -	2,364	(219.7)
Lobby/Office -	266	(24.79)
	_____	_____
Total	25,855	(2,402.93)
	_____	_____

Cranage

Bay No. 1 - 2 x Fellows Stringer 5 ton cranes.

Bay No. 2 - 1 x Wharton 7.5 ton crane and 1 x Smith Keighley 10 tons crane.

Please note that the Vendors/Agents have not tested/certified the cranes.

Services

All mains services are connected. A gas fired boiler feeds panel radiators to the principal two storey offices.

Rating Assessment

Rateable Value: £58,500.

U.B.R - 55.5p in the £(2025/26).

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V.A.T.

The purchase price is not subject to V.A.T.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale.

Energy Performance Certificate

EPC rating - C.

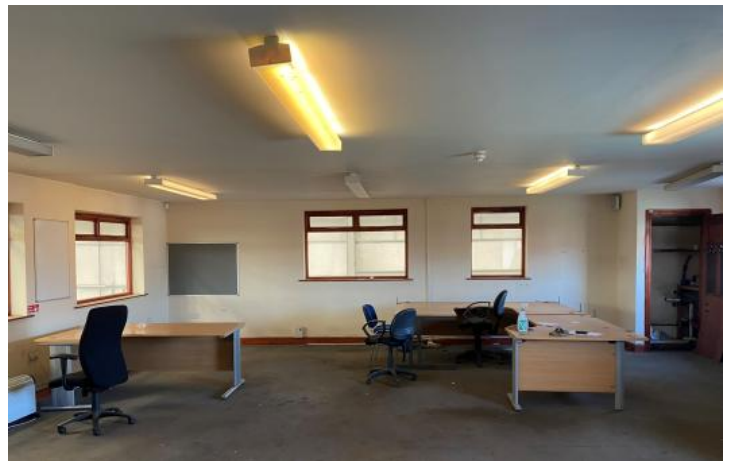
Viewing

Strictly by prior appointment with the Sole Agents.

Sellers Chartered Surveyors
Matthew Pearcey
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