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Units 9/10 Showell Road Industrial Estate, Wolverhampton WV10 9LU

TO LET

INDUSTRIAL / WAREHOUSE

Size
17,370 sq ft (1,614 sq m)

Rent
£90,000 per annum exclusive

3 No. cranes between 7.5 - 10 tonnes

4 roller shutter doors

Includes Offices

Available February 2027

http://www.sellers-surveyors.co.uk/qlink2591

Location

The estate is located at the junction of Showell Road and Glaister Drive which lies just off Stafford Street (A449). The estate adjoins the Wolverhampton Science Park.

Wolverhampton City Centre lies approx. 2 miles to the north. The Motorway Network is accessible via Junction 2 of the M54 Motorway which is approx. 3 miles distant.

Description

The property comprises a three bay workshop/warehouse and adjoining two storey offices.

The workshop/warehouse comprises 3 No. interconnecting bays of steel portal framed construction with brick/metal profiled sheeted walls surmounted by 3 No. metal profiled sheeted roofs incorporating filon roof lights. Vehicular access is via 4 No. roller shutter doors. Height to underside of the haunch 6.75 m. (22'1')/7 m. (23') approx.

The offices comprise a range of offices, stores, kitchen and toilets. The accommodation benefits from UPVC double glazed windows with security shutters to the ground floor.

Accommodation (Gross Internal Area) approx.

17,370 sq.ft. (1,614.27 sq.m.)

Cranage

The following cranes are included.

2 No. SWL 10 tonne cranes.

1 No. SWL 7.5 tonne crane.

Please note the Landlord/Agents have not tested the cranes.

Services

All mains services are connected.

A gas fired boiler feeds panel radiators to the offices.

Note: The electricity is purchased direct from the estate owners.

Rating Assessments

Rateable Value: £60,500.

U.B.R. 48p in the £ (2026/27)

Lease Terms

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

The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas etc.

Rent

£90,000 per annum exclusive.

V.A.T.

The rent etc will be 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 letting.

Energy Performance Certificate

EPC Rating - C.

Viewing

Strictly via the Sole Agents Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803
matthewpearcey@sellers-surveyors.co.uk

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Additional Images













Location Map

