

FOR SALE

WAREHOUSE, OFFICE & OUTDOOR STORAGE SPACE



LANDPORT ROAD, WOLVERHAMPTON, WV2 2QJ

- Approximately 254.09m² (2,735ft²) Gross Internal Floor Area (GIA)
- Mezzanine Floor Measuring Approximately 36.15m² (389ft²)
- Car Parking & Outdoor Storage
- Fenced & Gated Site

LOCATION

The industrial estate is located to the east of Wolverhampton City Centre just off the A41 Bilston Road. The estate is well located close to the City Centre in a commercial area with good links to the motorways and surrounding area via the A41 Bilston Road, the Black Country Route and the M6 Motorway at Junction 10.

DESCRIPTION

The premises comprise a modern warehouse constructed of a single span portal frame with profile sheet elevations.

There is also a two storey office, meeting room, W.C and kitchenette.

The site also benefits from car parking, outdoor storage and the site is fenced and gated.

ACCOMMODATION

Description	SQFT	SQM
Ground Floor	2287	212.48
First Floor	448	41.61
Mezzanine	389	36.15
TOTAL	3124	290.24

TENURE

The freehold interest is for sale.

VAT

We understand the owner has not elected to waive the VAT exemption and therefore VAT will not be charged on the sale price.

ASKING PRICE

Offers are invited in the region of £285,000 (Two Hundred & Eighty Five Thousand Pounds) for the freehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 4862. Ask for Neil Hazlehurst neil@firstcity.co.uk

EPC

Energy Performance Asset Rating is 100/D valid until 7th April 2032.

LOCATION PLAN



ADDITIONAL IMAGES



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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