

FOR SALE

Industrial Premises & Offices



Lower Horsley Fields, (Willenhall Road – A454), Horsley Fields, Wolverhampton, West Midlands, WV1 3DZ

- Warehouse and two storey office premises and forecourt
- Floor area 728.65 sqm (7.843 sqft)
- Prominent position facing A454 Willenhall Road
- Property requires improvement/modernisation

Location

The property fronts Lower Horsley Fields (Willenhall Road – A454) near its junction with Lower Walsall Street. A shared access road runs along the right hand elevation giving access to the rear and neighbouring premises.

Description

The premises comprise an industrial unit positioned behind a two storey office building with a surfaced forecourt.

Accommodation

The accommodation measures 728.65 sqm (7,843 sqft). The site area is 0.222 acres (0.09 hectares).

Tenure

The property is Freehold.

Services

We understand that all mains services are connected but recommend interested parties make their own enquiries.

Business Rates

Rateable value is £32,250 for the year 2026/2027.

EPC

An EPC has been commissioned.

Method of Sale

The guide price is £395,000 (Three Hundred and Ninety Five Thousand Pounds). We reserve the right to set a date for final and best bids.

The guide price quoted is exclusive of VAT.

Viewings

By appointment through the sole Agents.

All enquiries to First City The Property Consultancy on 01902 710999 quoting reference: 5650.

Or to Neil Hazlehurst neil@firstcity.co.uk 07714 523640

PHOTOGRAPHS



Shared Access to Right
Of Building



Rear yard/elevation



Right Hand Side Elevation



Front Elevation & Forecourt



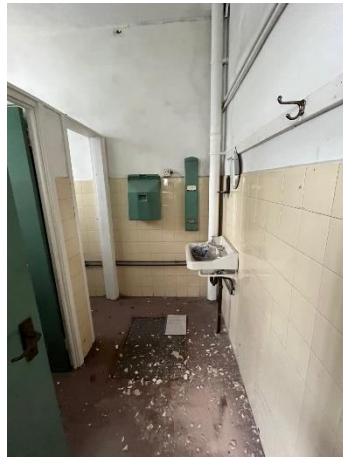
Office Accommodation



Office Accommodation



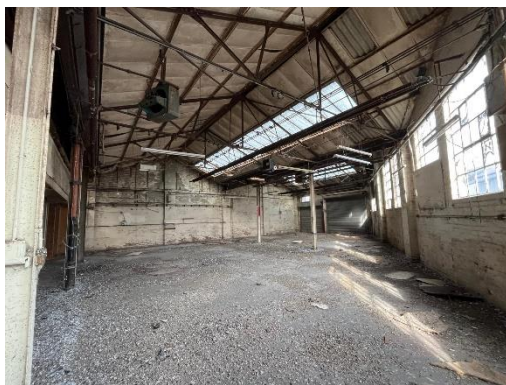
Kitchen



W.C.'s



Warehouse



Warehouse



Warehouse

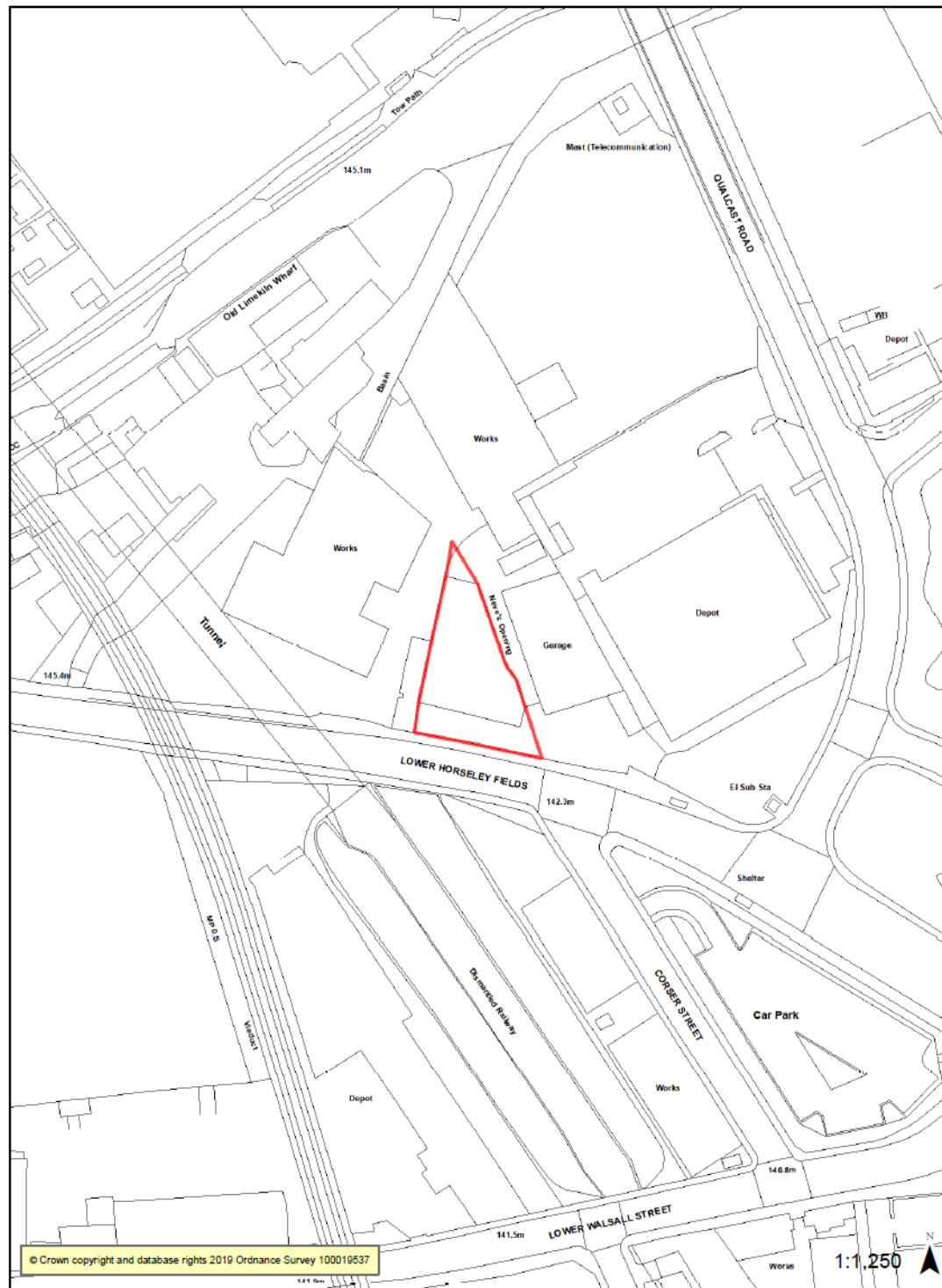


First Floor Office Accommodation

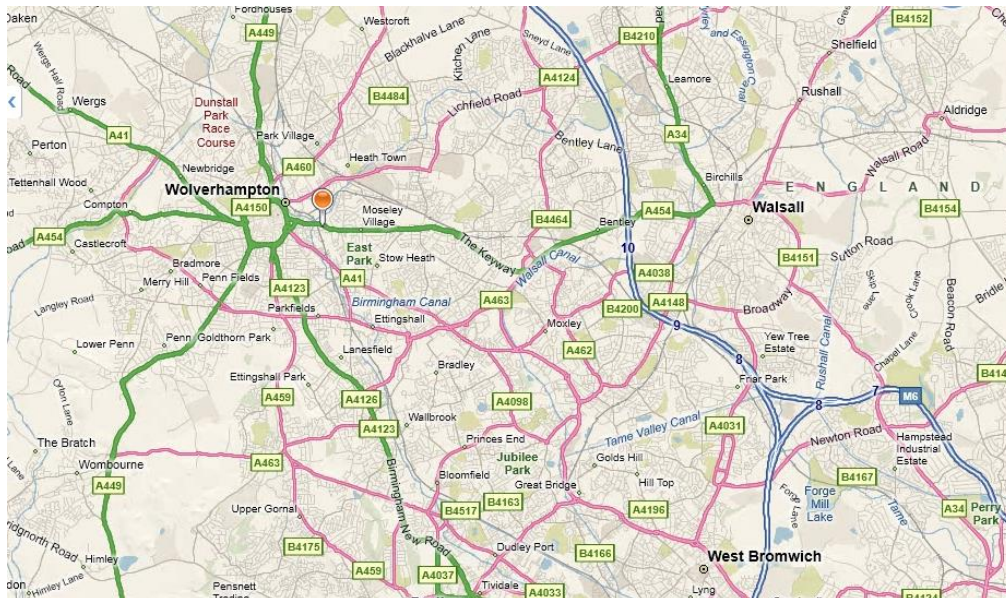
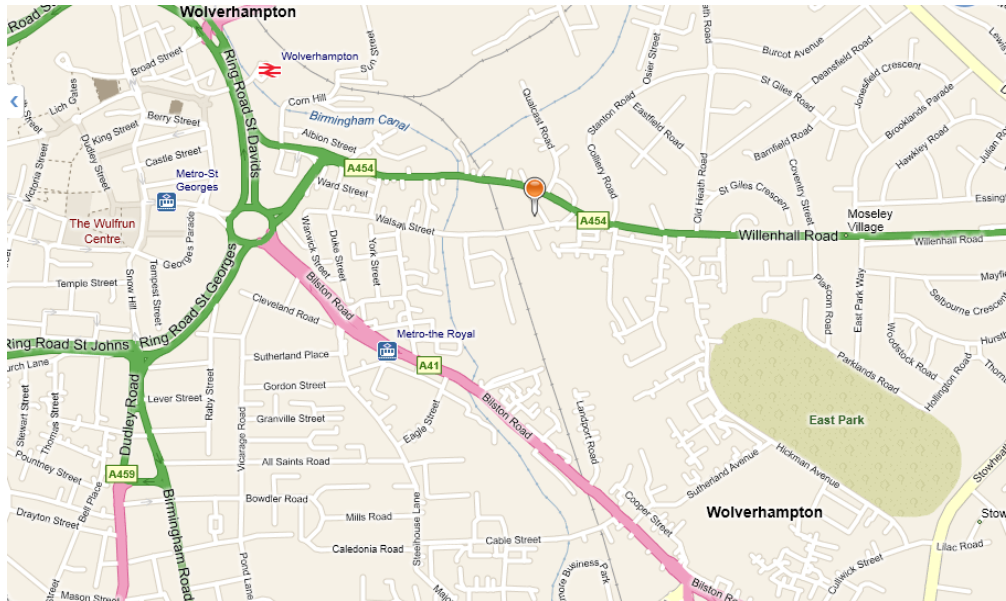


First Floor Office Accommodation

SITE PLAN



LOCATION PLAN



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

tel: 01902 710999

www.firstcity.co.uk

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