

FOR SALE

INDUSTRIAL PREMISES & OFFICES



Unit 5, Villiers Trading Estate, Marston Road, Wolverhampton, WV2 4LA

- Warehouse and two storey office premises with secure forecourt/yard.
- Floor area 602.73m² (6,487ft²) plus mezzanine 95.53m² (1,028ft²)
- Prominent position on Marston Road near to A449
- Good eaves height and excellent offices/showroom

Location

The premises is situated on Marston Road, close to the A449 Penn Road. The site is accessed directly from the roundabout opposite the Tesco Superstore. Junction 2 of the M54 motorway is approximately 4.8 miles to the north, providing convenient access to the wider motorway network. Wolverhampton City Centre lies within approximately 0.5 miles.

Description

The property comprises a single bay of industrial/warehouse accommodation arranged over ground and first floor levels. The units are of brick and block construction under a "northern lights roof" supported on steel truss frame. Concrete floor.

Internally, the accommodation benefits from good quality office space at the rear with various cellular offices, WC facilities and a kitchenette. There are further offices at first floor level and mezzanine storage. There is a separate access to the offices at the rear. Automated security shutters are also installed at the rear. Toilets are also installed in the workshop area.

Access is provided via a roller shutter door, leading from a shared and gated yard area with allocated car parking.

Accommodation

The accommodation measures 602.73m² (6,487ft²) plus mezzanine 95.53m² (1,028ft²).

Tenure

The property is Freehold.

Services

We understand that all main services are connected but recommend interested parties make their own enquiries. Gas fired central heating is installed in the offices and a warm air blower in the main workspace.

Business Rates

Currently assessed as units 5 – 6, will need to be reassessed.

EPC

EPC 81 D.

Method of Sale

The guide price is £350,000 (Three Hundred and Fifty Thousand Pounds). We reserve the right to set a date for final and best bids.

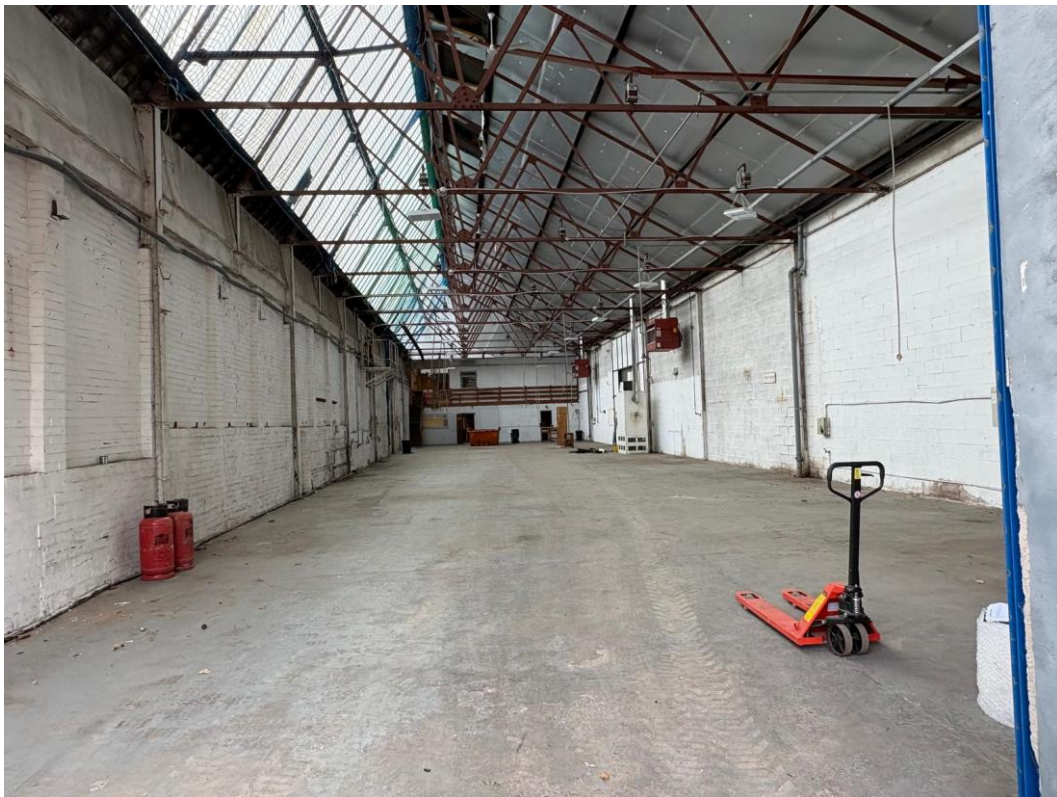
The guide price is exclusive of VAT.

Viewings

By appointment through the sole Agents.

All enquiries to First City The Property Consultancy on 01902 710999 quoting reference: 5677, or to Christopher Bywater chris@firstcity.co.uk 07714 523630

PHOTOGRAPHS





LOCATION PLAN



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

tel: 01902 710999

www.firstcity.co.uk

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.