



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**TRADE/BUILDERS MERCHANTS
DEPOT WITH LARGE YARD**

**20,000 sq ft on 1.8
acres (approx.)**



**UNIT 1 SATELLITE INDUSTRIAL PARK, NEACHELLS LANE,
WEDNESFIELD, NR. WOLVERHAMPTON, WV11 3QG**



- ◆ New build trade/warehouse facility with large yard area.
- ◆ Prime road frontage near to Bentley Bridge Retail Park.
- ◆ Planning secured for trade/builders merchants depot.
- ◆ Variations of size/design considered subject to planning.
- ◆ Excellent local road and motorway access.

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LOCATION

The site benefits from immediate road frontage/entry off the main Neachells Lane, with direct access to the arterial Wednesfield Way, providing excellent access to Wolverhampton City Centre and motorway access to J10 M6.

Bentley Bridge Retail Park is within 500 yards of the site and home to several major retail operators, Sainsburys supermarket and leisure operators including Pure Gym and Cineworld.

Neachells Lane is otherwise well connected to the Wednesfield industrial area with anchor schemes including Planetary Industrial Estate, Pantheon Park and Revolution Park within close proximity.

DESCRIPTION

The site is proposed to see the development of a new industrial warehouse/trade facility with planning secured for a Builders Merchants/trade depot.

The new build scheme can provide a new industrial warehouse with integral offices/trade counter, good car parking provision, extensive concrete yard and on a fenced and gated site.

Fit out packages available subject to terms to include ESG enhancements, warehouse lighting and mezzanine floor accommodation.

ACCOMMODATION

The site extends to approximately 1.8 acres and planning secured for a c15,000sqft warehouse with additional 6,000sqft mezzanine area. Further information available on request.

Alternatively, amendments to the planning to provide larger units or bespoke arrangements are possible subject to terms and planning.

AVAILABILITY & RENTAL

The unit is available on a new lease on terms to be agreed. Quoting rent on application.

SERVICES

The agent has not tested any apparatus, equipment fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

RATES

To be assessed.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

WEBSITE

Photography and further information is available at bulleys.co.uk/1satellite

VIEWING

Strictly by prior appointment with Bulleys at their Wolverhampton office on 01902 713333 or joint agent Harris Lamb.



** Photos are Artists Impression

Details prepared 09/24