



FOR SALE

INDUSTRIAL/ WAREHOUSE PREMISES

GRAISELEY ROW, WOLVERHAMPTON WV2 4HL



61,238 sqft

(5,689 sqm) GIA approx

SITE AREAS - 1.91 ACRES (0.77 HECTARES)

BREAK UP POTENTIAL

SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

REDEVELOPMENT/REFURBISHMENT OPPORTUNITY

SUBSTANTIAL POWER SUPPLY





LOCATION

The property is situated on Graiseley Row at its junction with Pool Street, which is located close to Wolverhampton's ring road, the A449 Penn Road and the A4123 Birmingham Road. The motorway network is accessible via Junction 2 of the M54 and Junction 10 of the M6 which are within 6 miles and 7 miles respectively.

DESCRIPTION

The property comprises a series of interconnecting workshop bays, two storey offices and adjoining yard/parking areas.

The principal workshop bays are of steel framed construction with brick/profiled sheeted walls surmounted by north light roofs with part lined corrugated asbestos roofs. Height to eaves 4.08m. (13' 5") approx. There is an interconnecting workshop of steel portal framed construction with crane rails. Height to underside of haunch 7.5m. (24' 8") approx. There are stores etc to the rear of the main area with a height to eaves of 3.89m (12'9") approx. Access is via a number of roller shutter doors.

The two storey offices provide a range of private and open plan accommodation.

Externally to the rear of the building are two small rear yard areas, one being fully enclosed and the other having gated access via Pool Street.

To the front of the building is a concrete surfaced gated yard with access via Graiseley Row close to the junction with Pool Street. There is a tarmacadam surfaced car park accessed from Graiseley Row. Also included is a detached small rough surfaced car park with access off Sidney Street.

ACCOMMODATION

61,238 sq.ft. (5,689 sq.m.) approx.

SITE AREA

Main Area - 1.8 acres (0.73 hectares).

Detached car park - 0.11 acres (400 sq.m).

TERMS

The property is available on a freehold basis.

PRICE

Offers in excess of £1,200,000, exclusive.

EPC

EPC Rating – To be confirmed.

BUSINESS RATES

2026 Rateable Value - £175,000.

SERVICES

All mains services are connected. We understand a substantial electrical supply is connected.

Applicants are advised to make their own enquiries of the relevant utility companies.

VAT

All rents and prices quoted are exclusive of VAT, if chargeable.

LEGAL COSTS:

Each party to bear their own legal costs incurred in any transaction.

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.





VIEWING

Strictly by appointment with the joint Sole Agents:

SELLERS

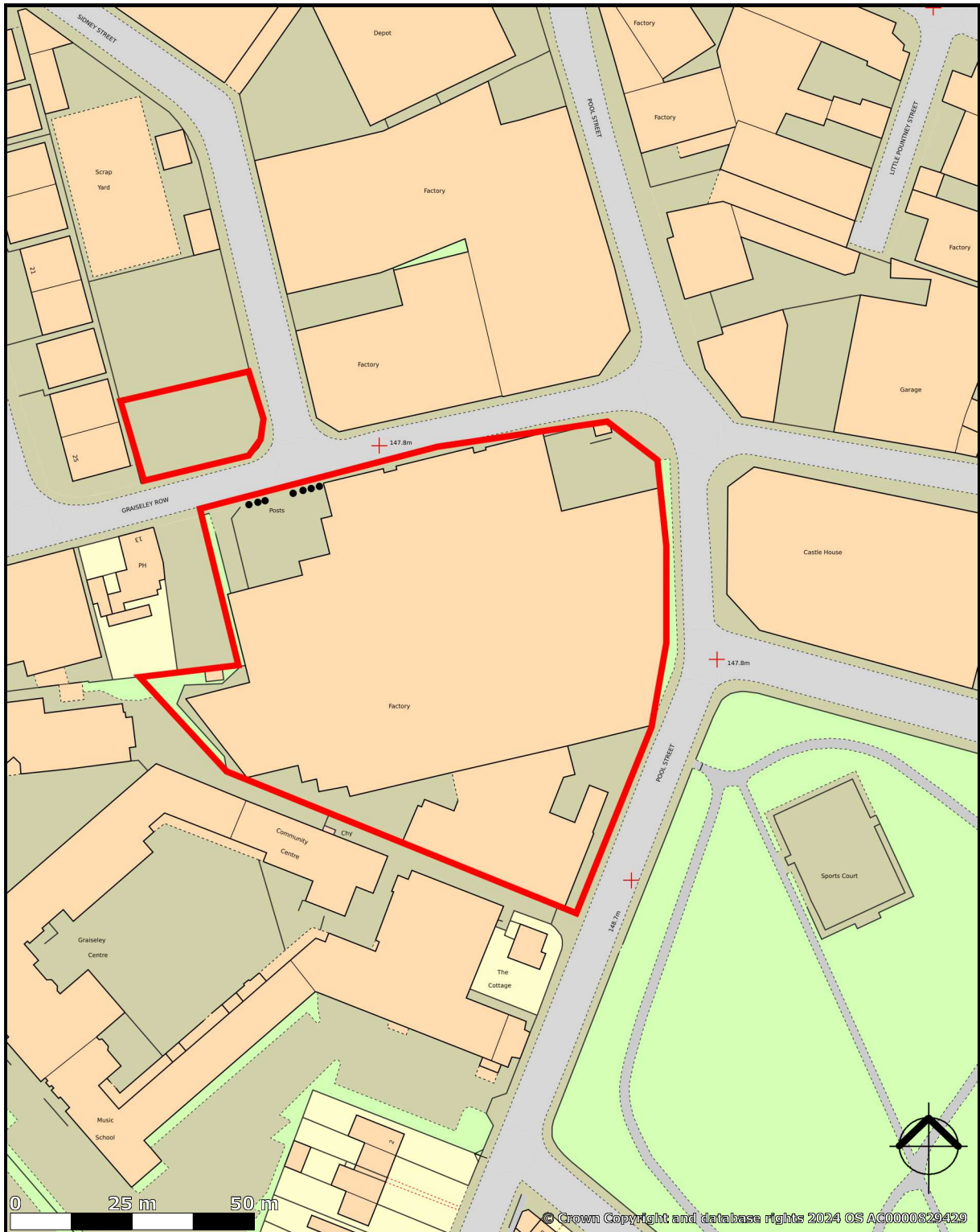
Tel: 01384 456789
Contact: Matthew Pearcey
Email: matthewpearcey@sellers-surveyors.co.uk

HARRIS LAMB

Tel: 0121 455 9455
Contact: Sara Garratt
Email: sara.garratt@harrislamb.com



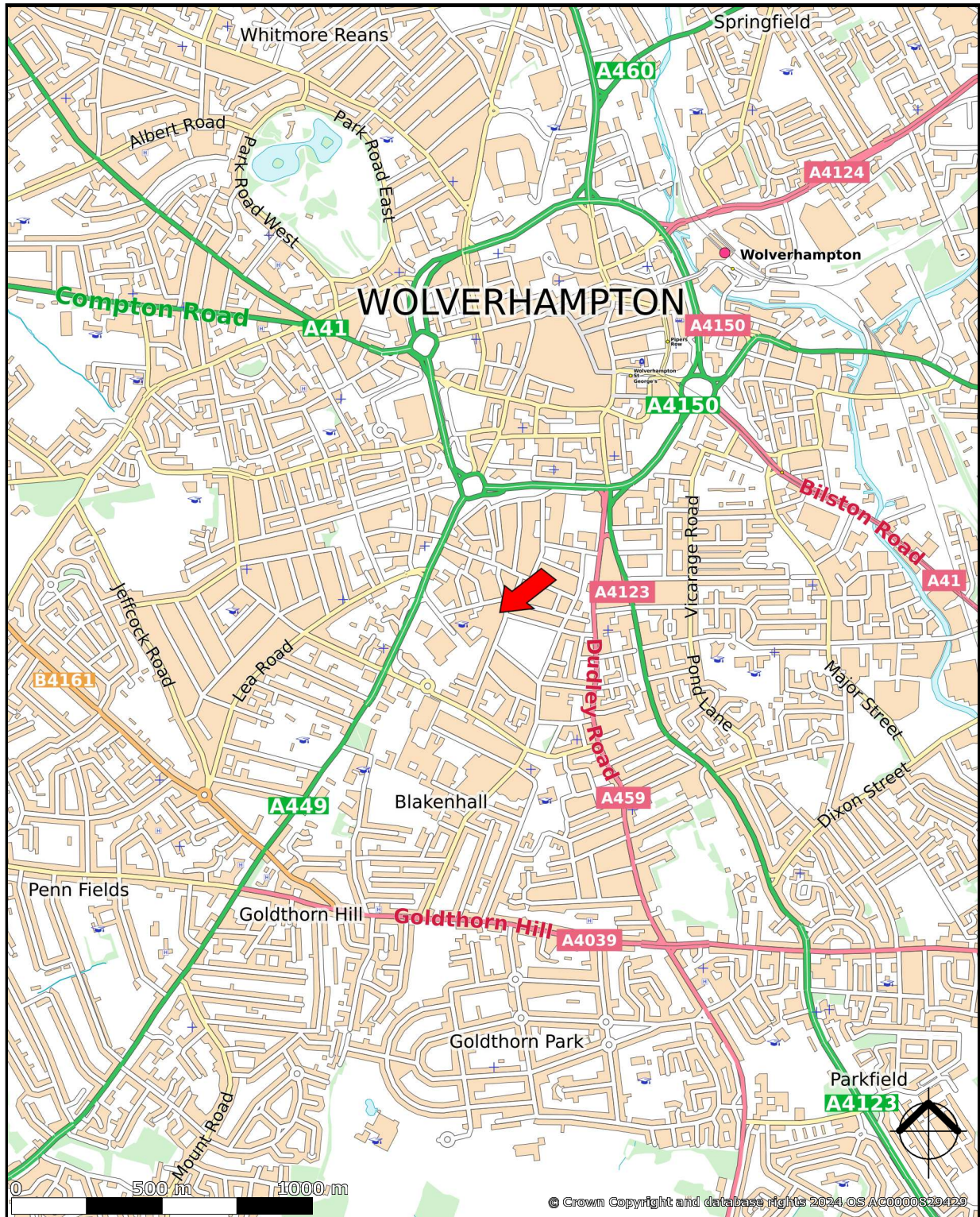




created on **edo**zo

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract