



TO LET

TRADE/BUILDERS MERCHANTS DEPOT WITH LARGE YARD

NEACHELLS LANE, WEDNESFIELD, NR. WOLVERHAMPTON, WV11 3QG



20,000 sqft on 1.8 acres (approx)

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





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.

BUSINESS RATES

To be assessed

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.

EPC

Expected EPC A

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



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 way of the sole letting agents:

Harris Lamb

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Contact: Neil Slade
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OR BULLEYS

Date: September 2024

SUBJECT TO CONTRACT



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