

BULLEYS

CHARTERED SURVEYORS



01902 713333

THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL UNIT

**75,503 sq ft
on 1.89 acres**



BRIDGE WORKS, BILPORT LANE, WEDNESBURY, WS10 0NU



- ◆ 1 mile from Wednesbury Town Centre.
- ◆ WC and kitchen facilities.
- ◆ Sat on 1.89 acres
- ◆ Easy access to A41
- ◆ Rare Freehold opportunity.

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LOCATION

Bilport Lane is located within an established industrial area of Wednesbury, benefiting from strong connectivity across the Black Country and wider West Midlands. The site is well positioned close to Junction 9 of the M6, providing direct access to Birmingham, Wolverhampton and the national motorway network. Wednesbury town centre is nearby, offering local amenities, while public transport links are readily available, including rail services from nearby stations. The location is well suited to industrial and logistics occupiers seeking excellent regional accessibility.

DESCRIPTION

The property provides a large, multi-bay industrial/warehouse facility of steel frame construction with multiple access points from Bilport Lane and a recessed loading area off Holloway Bank (A4196). The front section comprises a modern extension with a metal clad roof, translucent roof lights and concrete flooring, while the rear offers more traditional warehouse accommodation that has benefited from refurbishment, including upgraded lighting. Externally, the units fronting Bilport Lane are supported by a parking and service apron.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Warehousing	75,503	7,014

OUTSIDE

To the front of the unit, there is a loading area.

PURCHASE PRICE

£3 million (Subject to contract)

We are advised that the property is freehold. Interested parties are advised to check this position with their advisors/contractors

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:-

Rateable Value: £183,000 (2026)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/surcharges which may be applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

To be reassessed

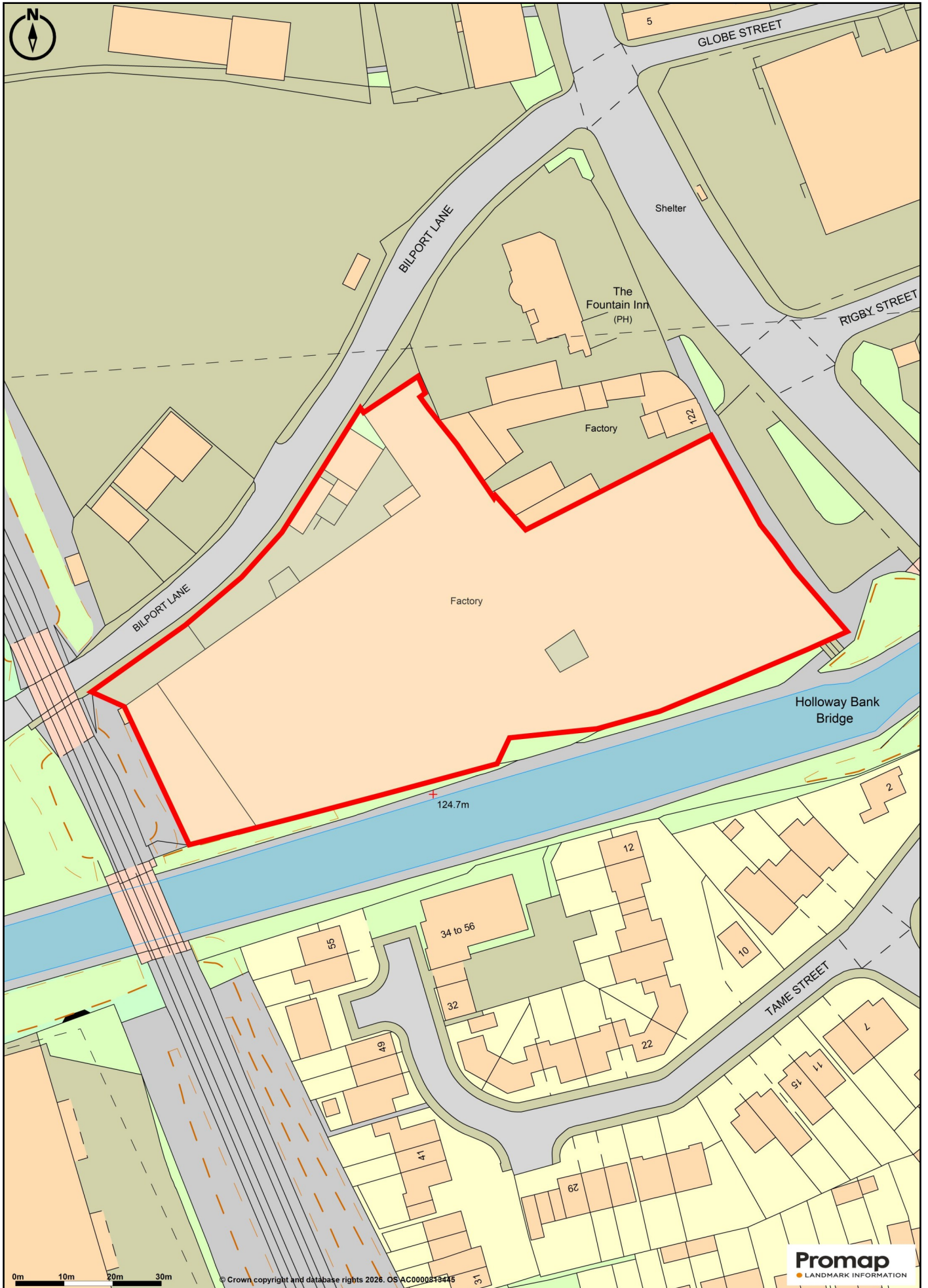
WEBSITE

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

VIEWING

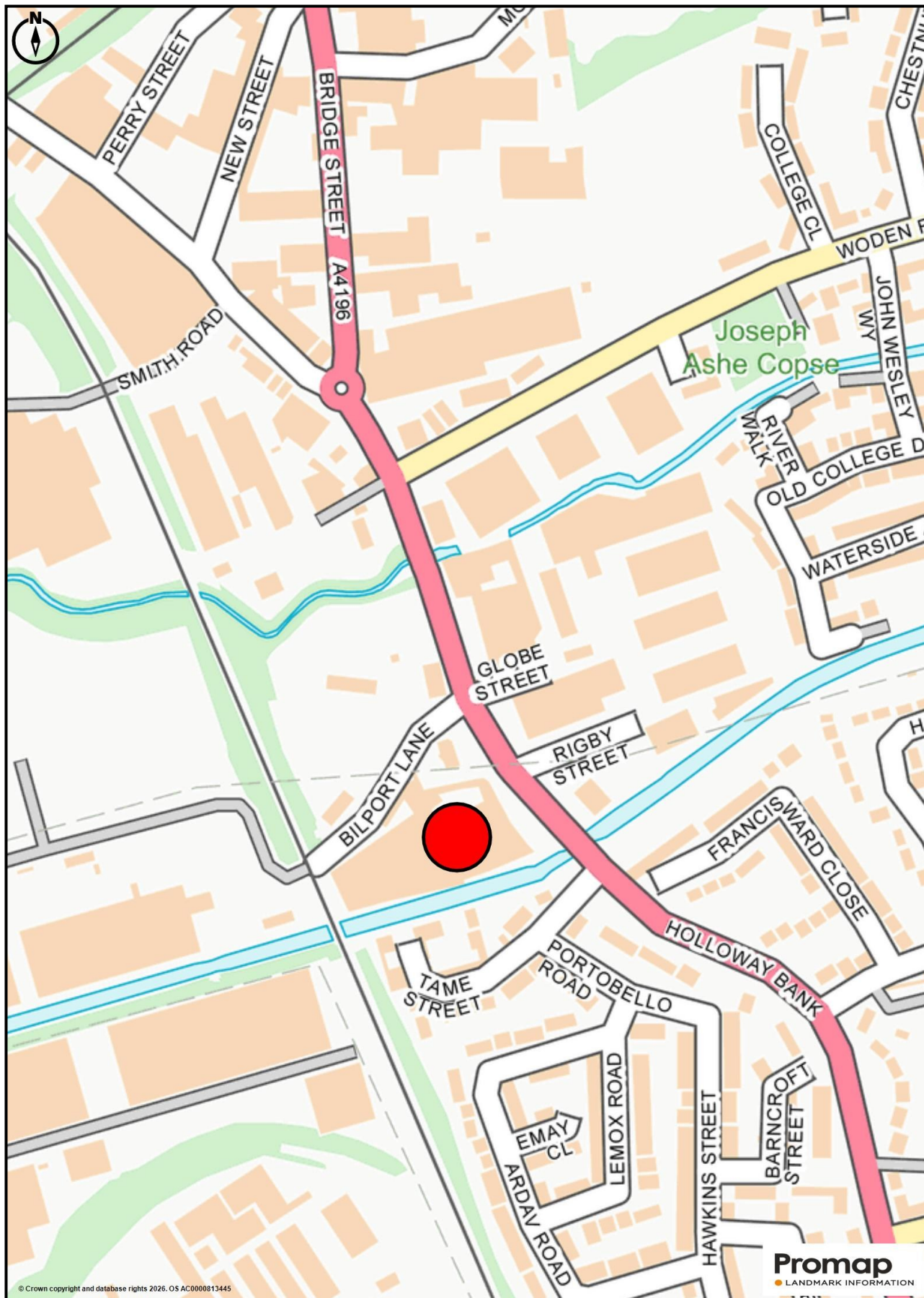
Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333

Details prepared 05/26



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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