



BRGS

Food Safety

CERTIFICATED

FOOD PROCESSING UNIT

To Let (May Sell)

An exceptional opportunity to lease approx. 38,000 sq ft state-of-the-art Food Processing Facility located in the heart of the West Midlands, just minutes from key transport links.

 **CUSHMAN &
WAKEFIELD**

Property Features

Whether you're expanding or relocating, this facility offers plug-and-play food-grade infrastructure with the highest compliance standards

Retailer
Approved

BRC Grade A –
fully certified
for High Risk &
Low Risk
operations

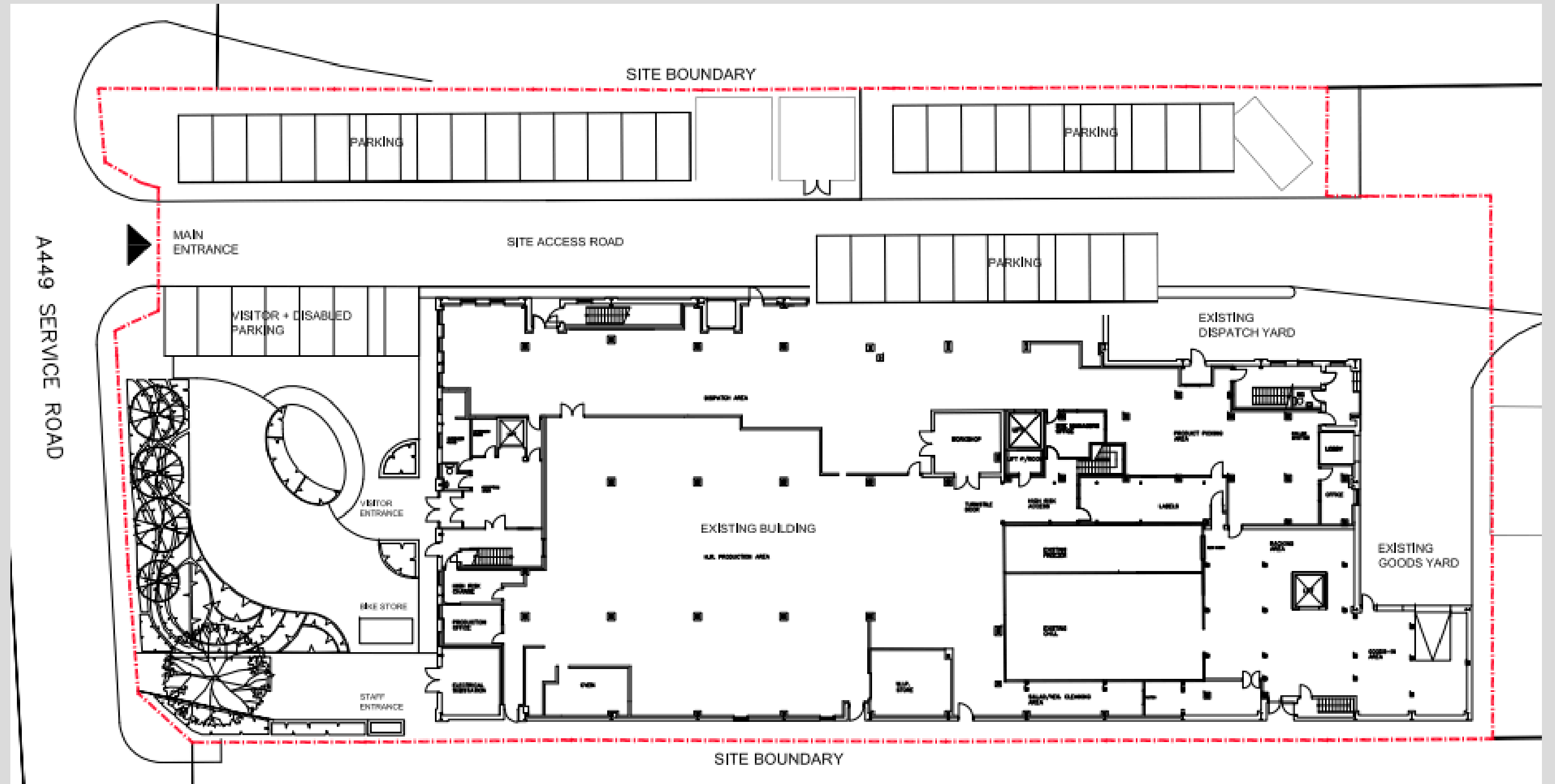
Temperature-
Controlled
Zones

On-site trained,
experienced
food production
staff

Flexible layout to
support a wide
range of food
processing
applications

Secure,
gated site
with excellent
logistical
access

Ground Floor Plan



Location

Highways

M54 (J2) - 0.3 miles

M6 (J11) - 3.5 miles

Airports

Birmingham - 21 miles

East Midlands - 34 miles

Manchester - 68 miles

Heathrow - 105 miles

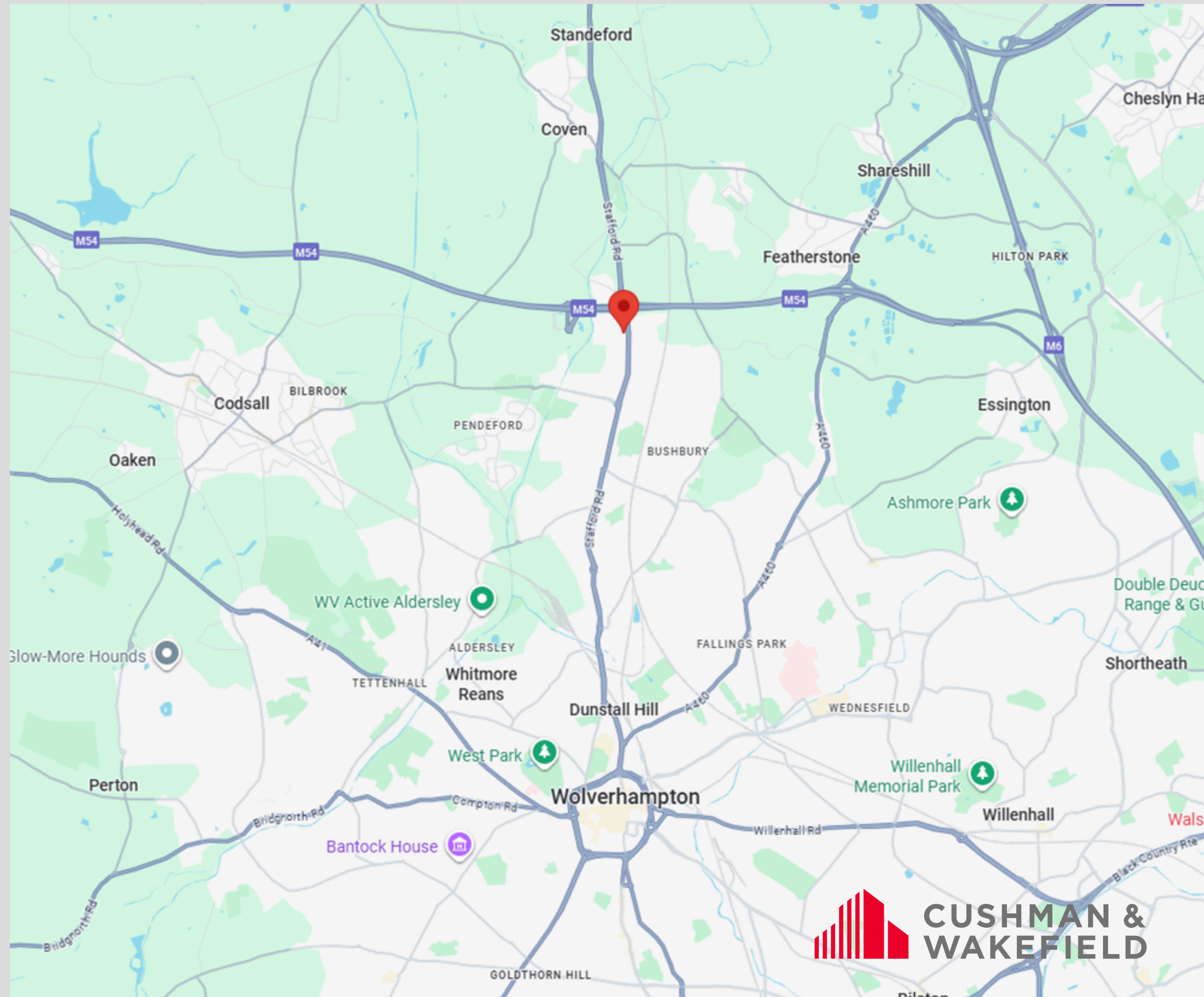
Sea Ports

Liverpool - 89 miles

Avonmouth - 92.5 miles

London Gateway - 155 miles

Felixstowe - 191 miles



Location

Rail Freight Terminals

Hams Hall - 23 miles

Birch Coppice - 48 miles

DIRFT - 80 miles

East Midlands Gateway - 96 miles

Demographics

60% - of the population aged 16 – 64

165,200 working population in

Wolverhampton.

30 million people reachable within a two-hour drive



Strategic Location – WV10 7EL

Stafford Court, Stafford Road, Wolverhampton, West Midlands, WV10 7EL

Excellent connectivity to M6, M54, and key Midlands distribution routes

Ideal for nationwide and regional food distribution



More Information

Tenure

The property is available to purchase or to lease on a term of years to be agreed.

Price/Rent

On Application

Services

The property has mains drainage, electricity, water and gas

EPC

Available on request

Business Rates

The property has a Rateable Value of £117,000

Anti-Money Laundering Regulations

Two forms of ID and confirmation of the source of funding will be required

Legal Costs

Each party to bear their own costs incurred in the transaction

VAT

VAT will be charged at the appropriate rate



**Viewings are
appointment only**

Please contact:

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Disclaimer

These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property. They are not intended to constitute part of an offer or contract and no guarantee, warrantee or representation is given in respect of them. Any information given is provided in good faith and should not be relied upon as being a statement or representation of fact. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.