



Unit 20 Spring Road Industrial Estate, Lanesfield Drive, Ettingshall WV4 6UA

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
1,907 sq ft (177 sq m)

Purchase Price
£250,000

4 car parking spaces

Freehold property

Secure well maintained estate with
gated entrances

Location

The property is located approximately 2 1/2 miles south east of Wolverhampton city centre and 4 miles north of Dudley town centre. Junction 10 of the M6 motorway is approximately 5 miles to the north east of the property and Junction 9 circa 6 miles distant. Spring Road Industrial Estate is a small established secure estate accessed off Lanesfield Drive via the A4126 Spring Road which connects the A4123 Wolverhampton Road with the A41 Bilston Road.

Description

The property comprises a mid terrace industrial/warehouse unit located on a small well established industrial estate.

The unit is of steel framed construction with brick/blockwork walls surmounted by a mono pitched lined metal profiled sheeted roof with filon rooflights. Minimum height 3.17m. (10'5"). Maximum height 4.33m. (14'2") approx. Access is via a roller shutter door. Toilets and an office are included.

4 car parking spaces are situated to the front of the unit.

Accommodation (Gross Internal Area) approx.

1,907 sq.ft (177.23 sq.m)

Purchase Price

£250,000.

V.A.T.

The purchase price is not subject to V.A.T.

Services

Three phase mains electricity, gas, water and drainage are connected to the property.

We have not tested any of the services and would advise that interested parties carry out their own enquiries to ensure these are sufficient for their requirements.

Rating Assessment

Rateable Value: £12,250.

U.B.R. 55.5p in the £(2025/2026)

Service Charge

An estate service charge is levied to cover the upkeep and maintenance of common areas and the ongoing management of the estate etc.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale

Energy Performance Certificate

EPC Rating - D.

Viewing

Strictly by appointment with the Sole Agents

Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269 803

Email: matthewpearcey@sellers-surveyors.co.uk

Additional Images

