

Satellite Industrial Estate Wednesfield

BTS trade counter 15,000 sqft planning approved
32,000 sqft subject to further planning on 1.8 acres



New build trade / warehouse

Bespoke build available

Expected EPC A

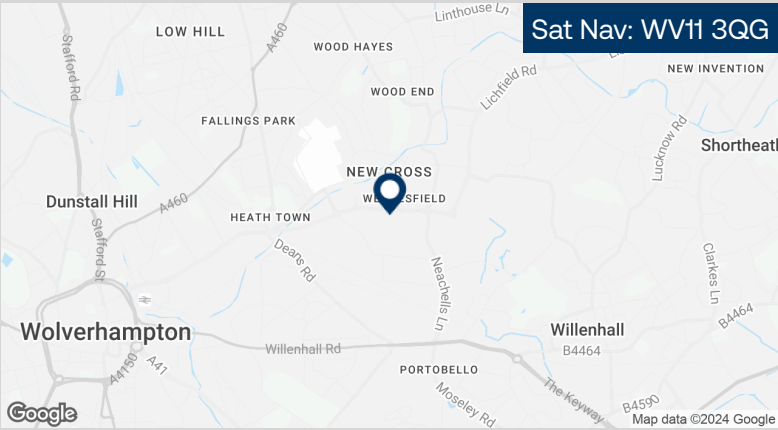
Extensive concrete yard

Fenced and gated site

Excellent local road and motorway

Satellite Industrial Estate

Satellite Industrial Estate Wednesfield WV11 3PQ



Description

The site current has planning permission for 15,000 sqft trade counter warehouse and additional 6,000 sqft mezzanine. The site could accommodate a unit up to 32,00 sqft, assuming 40% site coverage on 1.8 acres.

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 asset includes a large yard with prime road frontage near to Bentley Bridge Retail Park. Fit out packages available subject to terms to include ESG enhancements, warehouse lighting and mezzanine floor accommodation.

Alternatively, amendments to the planning to provide larger units or bespoke arrangements are possible subject to terms and planning.

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.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
Richard Sidaway
midlands@mileway.com
0121 368 1760

Harris Lamb
Neil Slade
neil.slade@harris lamb.com
01214559455

Bulleys
Rod Spiby
rod.spiby@bulleys.co.uk
+44 (0)19 0271 3333



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 9	Warehouse	15,000	Immediately
Total		15,000	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.