

# Fordhouse Road Wolverhampton

Wolverhampton,  
WV10 9DZ

Two warehouse units with offices on extensive yard  
Available to let | 19,980 - 40,808 sq ft



Secure fenced yard

# Warehouse

19,980 - 40,808 sq ft



Refurbished units



Secure fenced yard



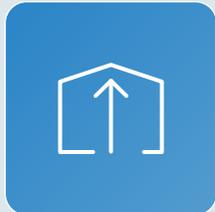
50m yard depth



Roller shutter doors



277KVA power supply



5m eaves height



Ancillary office accommodation



Translucent roof lights



Good motorway connectivity

The units have undergone extensive refurbishment and provide warehouse/industrial units of steel portal frame construction with brick/blockwork and partially clad elevations beneath a pitched roof, incorporating translucent roof lights. Internally the warehouses have a minimum eaves height approximately 5m. Office and ancillary accommodation is located within each unit.

# Site plan & accommodation

Unit	Property Type	Area (Sq Ft)	Availability
Unit 1	Warehouse	19,980	Immediately
Unit 3	Warehouse	20,828	Immediately
<b>Total</b>	-	<b>40,808</b>	-









# Location



Fordhouse Road is located less than 2 miles away from Wolverhampton city centre and sits 0.5 miles from the A449 (Wolverhampton to Stafford Road) dual carriageway which is the main thoroughfare into Wolverhampton City Centre. Motorway access is provided at Junction 2 of the M54 less than 2 miles to the north.



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[Book a viewing](#)

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## **Further information:**

**EPC**  
EPC B for units 1 & 3.

**Terms**  
Available on new full repairing and insuring leases.

**VAT**  
VAT will be payable where applicable.

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

**Anti-Money Laundering Regulations**  
Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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