



101 MAJOR STREET, WOLVERHAMPTON, WV2 2BL

INDUSTRIAL TO LET | 21,026 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Premises with Secure Yard of 0.35 Acres

- Quoting Rental £100,000
- GIA 21,206 ft2 with 0.35 Secure Yard
- EPC B
- Secure Yard / Loading to the fore
- Ideal Manufacturing Premises
- Roller Shutter Entry
- Large Power Supply



DESCRIPTION

The property comprises of an irregular shaped industrial warehouse, which comprises of two bays of steel portal frame construction surmounted by a truss roof with clear working heights of approximately 7M.

The bays provide excellent natural light, three phase power, gas supply, concrete flooring, WC and kitchen facilities and level loading doors to both northerly and southerly elevations.

Bay 1 benefits from 1 x 10 tonne crane and 2 x 8 tonne cranes.

Externally the property benefits from a secure yard accessed from Major Street, which is approximately 0.35 acres and broadly rectangular. Office facilities are provided by way of a portacabin which can be easily removed.



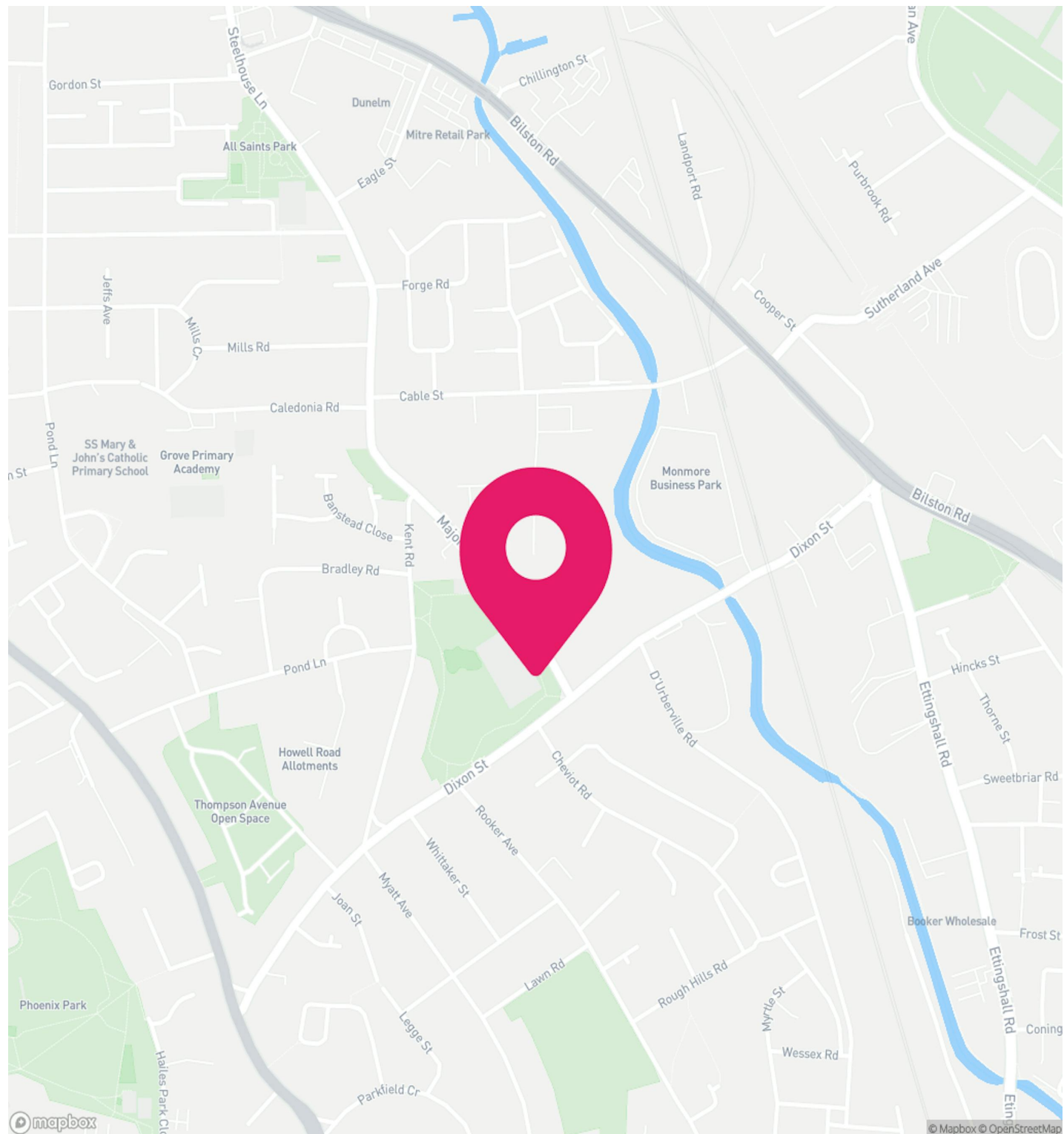
LOCATION

/// HIRED.FORMED.OUTPUT

The premises are located to the southern boundary of Central Industrial Estate, at the southern end of Major Street.

The location is approximately 1 mile south east of Wolverhampton City Centre. The Black Country Route is approximately 1.7 miles east and provides excellent connectivity to the National Motorway Network.

Junction 2 of the M54 and Junction 10 of the M6 motorway are approximately 4.8 and 5.1 miles distant respectively.



SERVICES

We understand that the premises has the benefit of all mains services connected on, or adjacent to, the subject premises.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof / source of funding to satisfy Anti-Money Laundering protocols.

PLANNING PERMISSION

We understand that the property has consent under Use Class B2 (General Industrial).

All interested parties are recommended to verify this information with the local planning authority.

SERVICE CHARGE

n/a

RATEABLE VALUE

£59,500

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£100,000 per annum

POSSESSION

Available Q1 2025

POSSIBLE USE CLASSES

Class B2 - General Industrial

EPC

B (45)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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