

ANDREW DIXON  
& COMPANY

FOR SALE

Chartered Surveyors &  
Commercial Property Consultants

INDUSTRIAL PREMISES



## Unit 3, New Cross Business Park

### Brickheath Road, Wolverhampton, WV1 2SR

- Detached industrial premises extending to approximately 3,568 sq ft (331 sq m)
- Providing workshop, store and single storey office accommodation
- Surfaced yard to the front with car parking for circa 12 vehicles
- Established commercial location on the edge of Wolverhampton

Tel: 01952 521000  
[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)

# Unit 3, Brickheath Road, Wolverhampton

## LOCATION

The property is situated in an established industrial area on New Cross Business Park, which lies on Brickheath Road approximately 1 mile northeast of Wolverhampton city centre. It is just off the A4124 Wednesfield Way to Wolverhampton road and approximately 0.5 miles north of the A454 Willenhall road (via Deans Road), providing good road links to Junction 10 of the M6 motorway and the rest of the West Midlands.

Nearby occupiers include Gardner Technical Services, Wescol, PJC Access Limited and Rexel.

## DESCRIPTION

The property comprises a detached industrial unit incorporating single storey offices to the front with a store and workshop to the rear on a total site area of 0.214 acres (0.08 hectares) including loading yard and car parking.

The workshop has a minimum eaves height of approximately 7ft and benefits from a concrete floor and fluorescent lighting throughout. It is linked to the office block by way of a storeroom, which has a cantilever loading door that opens onto the yard area. There is also a works WC, partitioned office and boiler room located off.

The office block is positioned to the front of the building and provides a reception area, a number of individual offices, kitchen and ladies and gent's WC facilities. The offices benefits from fluorescent lighting, carpeted floors, gas central heating and part air conditioning.

Outside there is a car park and loading yard to the front of the unit providing approximately 12 car parking spaces. The site is bounded by palisade fencing and a low wall, with two vehicular access points onto Brickheath Road.

## ACCOMMODATION

|                                  |              |               |
|----------------------------------|--------------|---------------|
| Offices overall (excluding WC's) | 1,047        | 97.27         |
| Store                            | 1,080        | 100.34        |
| Workshop                         | 1,200        | 111.49        |
| <b>Total Gross Internal Area</b> | <b>3,568</b> | <b>331.47</b> |

## SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties are advised to make their own enquiries in this regard.



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



## PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

## TENURE

Freehold: The property is available to purchase freehold with vacant possession.

## PRICE

Price upon application.

## LOCAL AUTHORITY

City of Wolverhampton Council, Civic Centre, Ring Road St Peters, Wolverhampton, WV1 1SH - Tel: 01902 551155.

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £10,750.

## ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for further details.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3511



Printcode: 2019313

## What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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