



THE COMMERCIAL PROPERTY SPECIALISTS

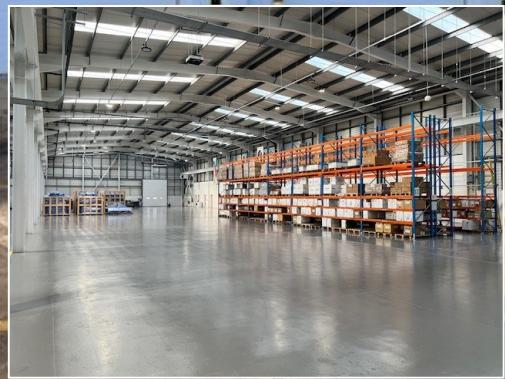
TO LET

**PROMINENT MODERN INDUSTRIAL/
WAREHOUSE PREMISES**

32,553 sq ft
(3,024 sq m)
OR
55,557 sq ft
(5,161 sq m)



**ANTAR 2, HEADWAY ROAD/WOBASTON ROAD,
WOLVERHAMPTON, WV10 6PZ**



- ◆ 1 mile from Junction 2 M54 Motorway.

- ◆ Two different size options potentially available, subject to terms.

- ◆ 7.8m minimum eaves rising to 9.9m at the apex.

- ◆ Cross loading fenced and gated site.

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LOCATION

The premises are located approximately one mile from Junction 2 of the M54 motorway, accessed via the main A449 Stafford Road dual carriageway and Wobaston Road.

Wolverhampton City Centre lies approximately three miles to the south. Vehicle access is afforded off Headway Road/off Wobaston Road, close to the junction with the main A449 Stafford Road. The area is an established production and distribution location surrounded by a number of major occupiers.

DESCRIPTION

The premises are larger than required by the current occupier. Subject to agreeing terms, either the front or rear of the premises can be made predominantly self-contained and available. The front of the premises comprise Ground Floor Offices on the Wobaston Road elevation, comprising open plan general office with glazed petition private offices, large breakout area and canteen facility, reception area, off which are located separate kitchenette, WC facilities and cleaners cupboard. High bay warehousing is located to the rear, benefiting from LED lighting, gas warm air blower units and minimum eaves height of approximately 7.8m, (25' 6"), intersection of walls and roof, approximately 8.3m, (27'3") and height to roof apex 9.9m (32'6"). Vehicle access is afforded front and rear.

The rear section comprises meeting room, training room, office, first aid room, server room and separate WC facilities. The high bay warehouse is of a steel portal frame construction beneath lined roof, benefiting from LED lighting, gas fired warm air blower units, and the same height as above. In total there are five internal dock loading doors plus four level access loading doors. All doors are approximately 5 metres high by 4.5m wide, (16'5" high by 14'9" wide), other than one flat access door at the rear, which is 5m high by 3m wide, (16'5% high by 10' wide).

Externally, there is loading front and rear, rear yard and car parking at the front.

RENT/TENURE

The property is available by way of a full repairing and insuring sublease for a term and rental to be agreed. Contact Agents for further details.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Option One		
Office & Ancillary Facilities	7,688	714
Warehouse/Production	24,865	2,310
Total	32,553	3,024
Option Two		
Office & Ancillary Facilities	4,182	389
Warehouse/Production	51,375	4,772
Total	55,557	5,161

RATES

We are verbally advised by Wolverhampton City Council that the rates for the whole property is as follows:

Rateable Value: £387,500.00
Rates Payable: £198,400.00 (2024/25)

The above figures are to be separately assessed upon sub dividing the property.

SERVICES

We are advised that mains water, drainage, gas and electricity are connected or available.

Interested parties are advised to check their position with their advisors/contractors.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

C-53

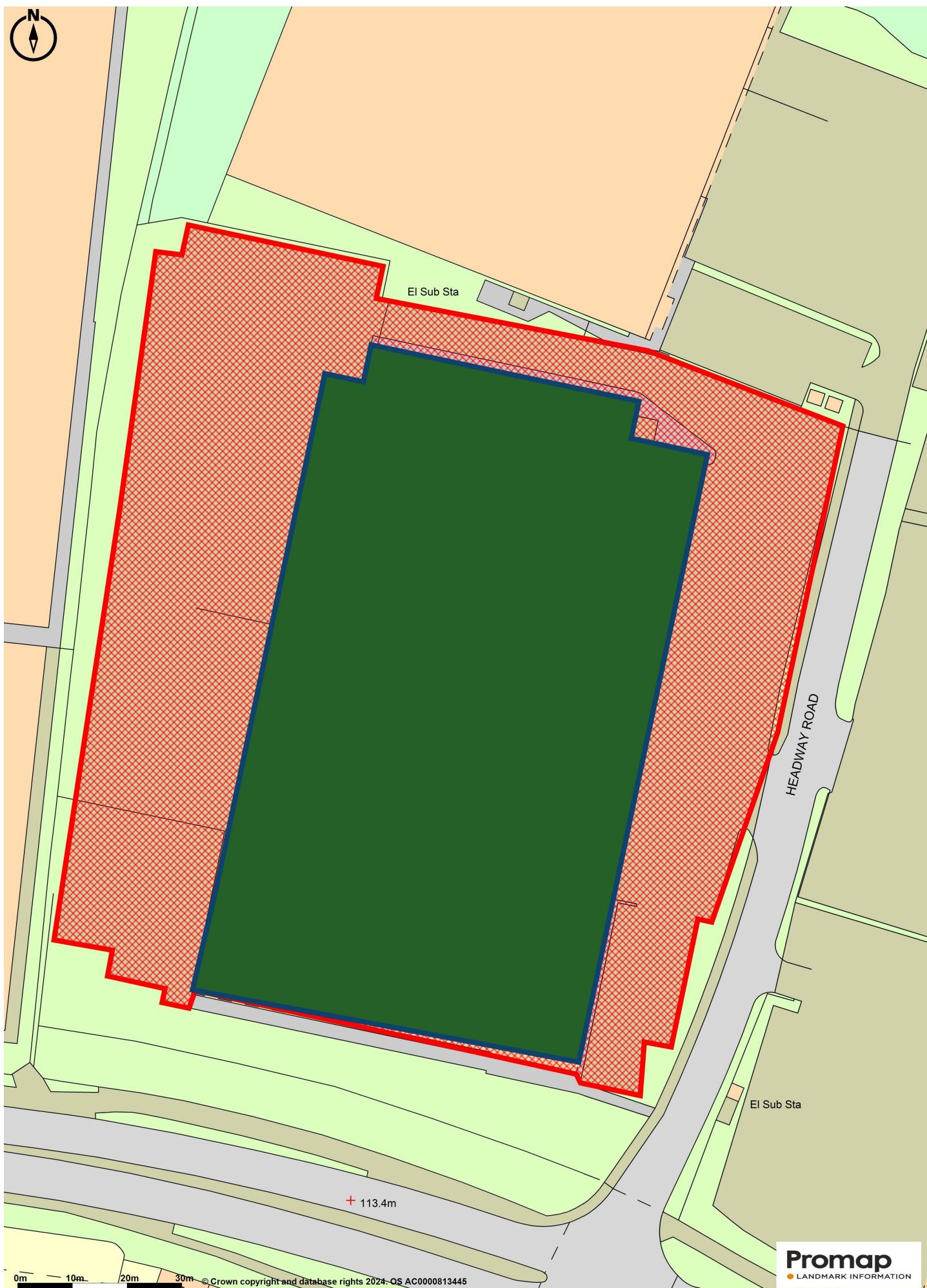
WEBSITE

Photography and further information is available at bulleys.co.uk/antar2

VIEWING

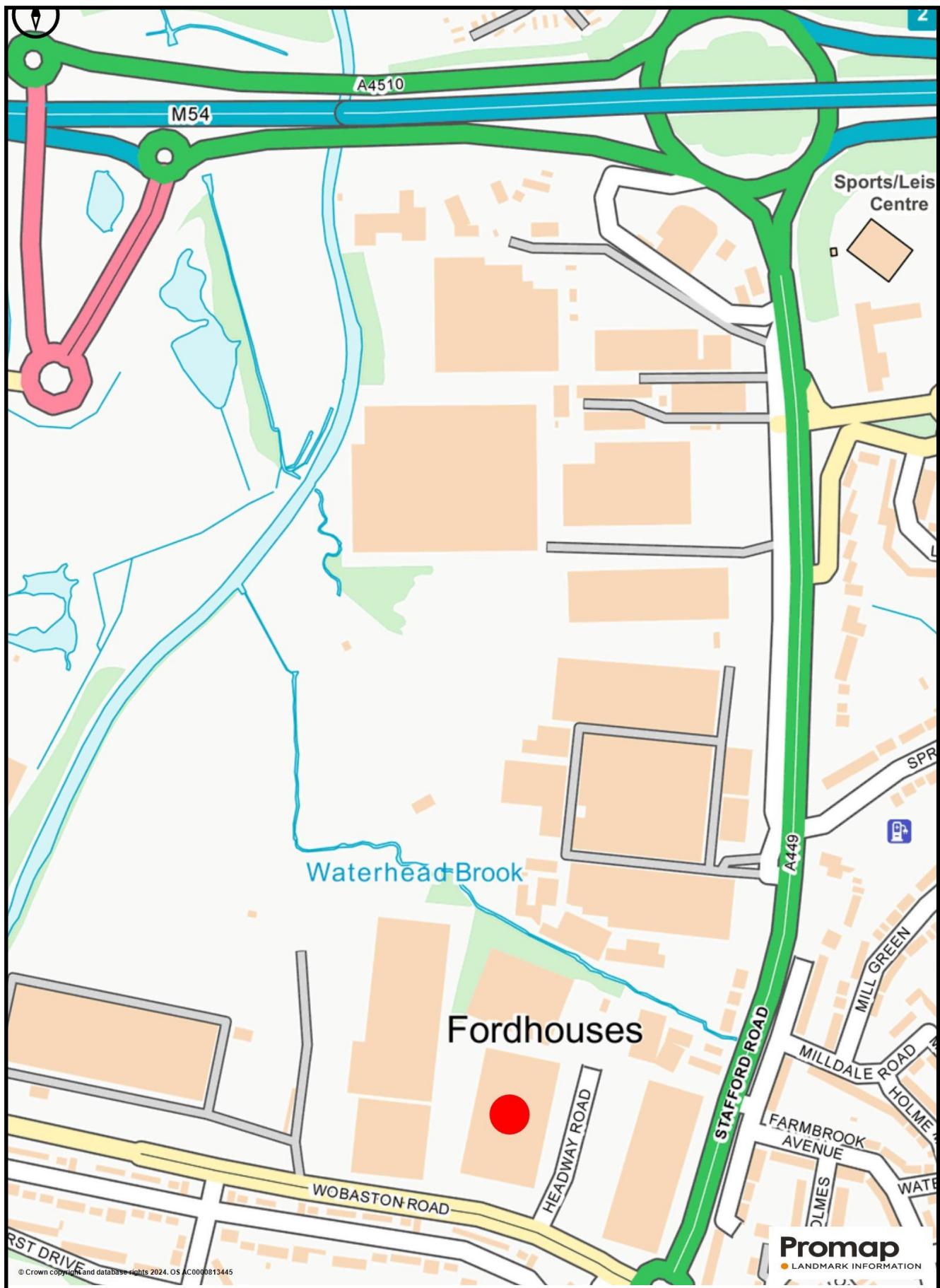
Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333.

Details prepared 04/24



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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IMPORTANT NOTICE

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ProMap
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