



FOR SALE

WOLVERHAMPTON

WOBASTON ROAD, WV10 7EW

INDUSTRIAL COMPLEX WITH REDEVELOPMENT POTENTIAL

17.5 ACRES (7.08 HECTARES)



LOCATION

The property is situated on the Wobaston Road between the conurbations of Codsall and Pendeford in north west Wolverhampton. Junction 2 of the M54 is 2 miles to the north east and new junction 2 extension is approximately 2 miles to the north east. Wolverhampton City Centre is 3 miles to the south west.

The site is also served by public transport with a number of bus services including:

Bilbrook Station – 1 mile

Bilbrook Bus Stop Route 5 – 1 mile

Whitburn Close Bus Stop Route 4 – 1.3 miles

TRAVEL DISTANCES

Wolverhampton City Centre – 4 miles

Birmingham City Centre – 21 miles

Birmingham Airport – 31 miles

Manchester – 73 miles

London – 134 miles

For more information, please contact:

DAVID BINKS

Partner

T: 0121 232 4905

David.binks@cushwake.com

COLIN LAWRENCE-WATERHOUSE

Associate

T: 0121 232 4913

Colin.l-w@cushwake.com

CUSHMAN & WAKEFIELD LLP

9 Colmore Row Birmingham, B3 2BJ
www.cushmanwakefield.com



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DESCRIPTION

The site extends to approximately 7.08 hectares (17.5 acres) and is accessed off the Wobaston Road to which the site has an extensive frontage. The site was previously occupied and used by MOOG for the manufacture of aviation components.

The main manufacturing facilities on site were constructed in the 1930s and provides a total built area of 465,565 sq ft.

The main factory complex is single storey construction with two floor office accommodation fronting Wobaston Road. The building has an eaves to approximately 3m - 4.5m.

The northern boundary comprises Wobaston Road. The western boundary is formed by the Bilbrook Canal and the east boundary by Balliol Road with the southern boundary adjacent to neighbouring occupiers. The site is essentially rectangular in shape and is generally level.

ACCOMMODATION

Total Approximate gross internal area		
Floor Area	Sq M	Sq Ft
Area 1	38,451	413,905
Area 2	1,529	16,462
Area 3	1,547	16,654
Area 4	272	2,933
Area 5	1,201	12,929
Area 6	220	2,370
Area 7	29	314
Total (GIA)	43,249	465,565

PLANNING

The property was previously used by MOOG for the manufacturing and assembly of aviation components. The site is located with the jurisdiction of South Staffordshire District Council and falls within the Codsall and Bilbrook parish. The site has a current designation for employment purposes.

Previous informal discussions with South Staffordshire Planning Authority indicate that development of the site for ongoing employment uses will be considered. Alternative uses may also be possible, subject to planning.

Interested parties should contact South Staffordshire District Council Planning Department for further information on 01902 696 000

TENURE

The property is freehold.

EPC

EPCs for the existing buildings are available on request.

ENVIROMENTAL

Extensive intrusive investigation has been undertaken in four phases by the vendor between 2011 and 2013 to estimate potential environmental liabilities.

The Environment Agency has been engaged since the initial investigation in 2011, on a 'voluntary' basis.

REMEDIATION

To date, no soil and groundwater remediation has been undertaken on the site.

SALE OF THE PROPERTY

The site will be sold in its existing state and condition. The vendor gives no representation or warranty (whether express or implied) concerning the condition of the site (including, but not limited to, its environmental condition) or its fitness for any particular purpose.

In the sale contract with the buyer, there will be certain restrictions further details of which are available in the sales information package.

METHOD OF DISPOSAL

Following initial marketing interested parties will be invited to submit expressions of interest and offers based on current available information.

There after a selection process will be undertaken to establish a short list who will be granted full access to the environmental reports. Shortlisted parties will then be invited to submit their best offers for the site.

This does not represent a formal tender and our client will not be obliged to accept any or the highest offer received.

INFORMATION PACK

Parties will be asked to sign a non disclosure agreement on receipt of which access to a data room containing further information will be provided.

The information pack contains the following:

- Title extract
- Summary of available ground investigation reports
- Asbestos reports
- Utility services information

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of any VAT liability.



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RATEABLE VALUE

Factory & Premises RV £485,000.

SITE INSPECTIONS

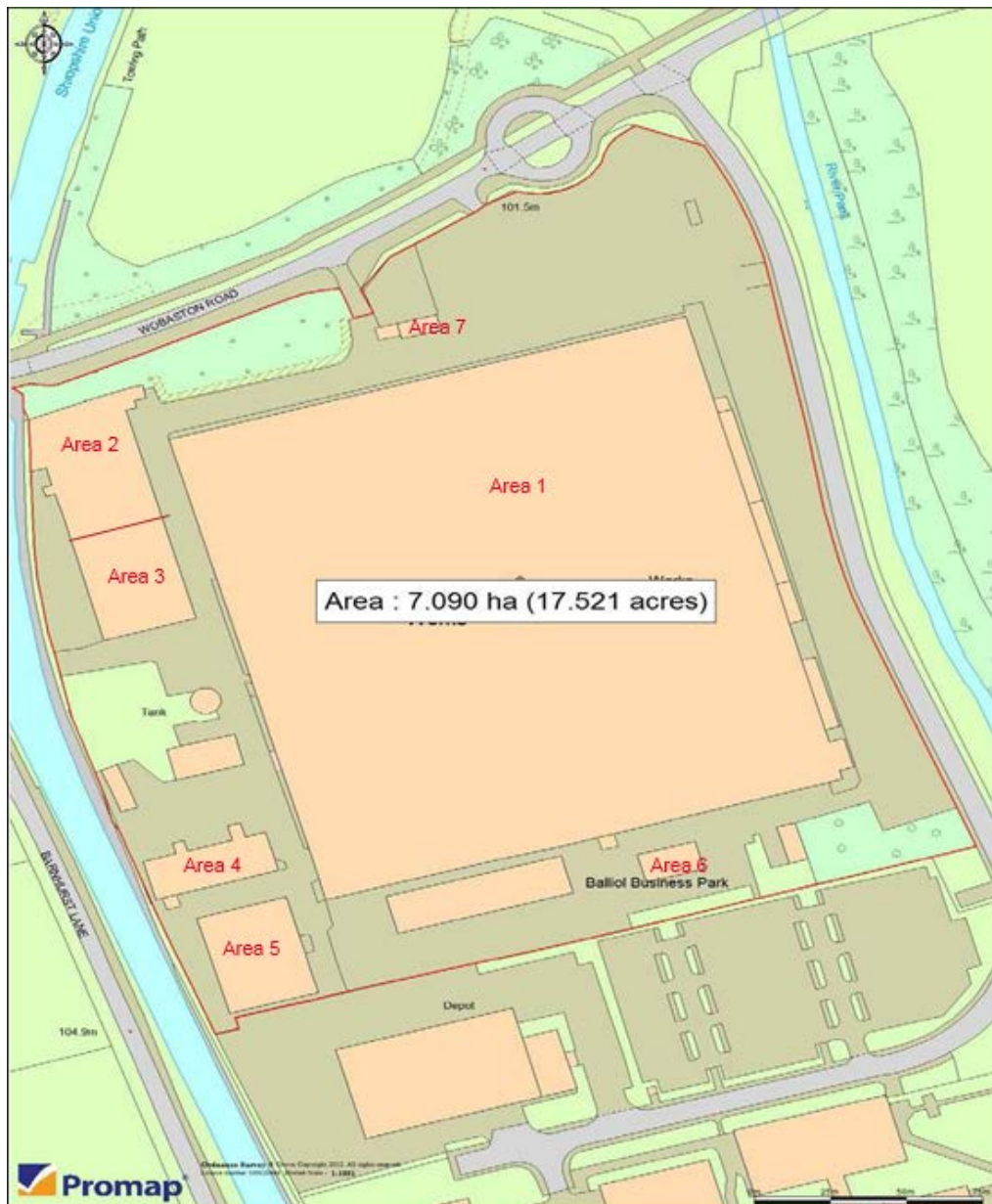
Strictly by appointment with the soles agents

Cushman & Wakefield

Contact David Binks:

Tel: 0121 232 4905

Email: david.binks@cushwake.com





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