

## INDUSTRIAL/WAREHOUSE PREMISES



**DUNSTALL PARK GARAGE, GORSEBROOK ROAD,  
WOLVERHAMPTON, WV10 6JD**  
**14,428 SQ FT (1,340.4 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- FREEHOLD TITLE
- SUITABLE FOR A VARIETY OF USES (STP)

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## LOCATION

The property is located on Gorsebrook Road, off the main A449 Stafford Road. The A449 Stafford Road, is one of the main arterial routes leading into Wolverhampton City Centre and the surrounding areas. Wolverhampton City Centre is located approximately 1 mile south from the premises. Wolverhampton Train and Metro Station are located approximately 1 ½ miles south east from the subject property, providing regular links into Birmingham City Centre and the surrounding areas. The M54 motorway is located approximately 2 ½ miles north from the premises, providing direct access to junction 10A of the M6 motorway.

## DESCRIPTION

The property comprises of a main building of brick-built construction surmounted by a light metal truss belfast roof of corrugated asbestos sheeting and metal profile sheet cladding to the front. Internally, the property benefits from concrete floor, suspended strip fluorescent lights, translucent glass roof panels, three phase electricity, reception area, kitchen and WC facilities. There is first-floor storage located above the offices. The property has an eaves height ranging between 4.67m to 7.64m. The adjacent building is of similar construction but is surmounted by a pitched roof of corrugated asbestos. The unit benefits from a concrete floor, metal roller shutters to the front and offices on the first floor. Externally there is parking to the front of the premises for several vehicles.

## ACCOMMODATION

AREA	SQ FT	SQ M
Unit 1	8,890	825.9
Unit 2	5,538	514.5
<b>TOTAL</b>	<b>14,428</b>	<b>1,340.4</b>

## PLANNING

Interested parties should contact Wolverhampton City Council on 01902 551155.

## SERVICES

We are advised all main services are connected to include mains water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/PRICE

The freehold interest is available at a quoting price of £850,000 subject to contract.

## BUSINESS RATES

The garage unit is currently listed within the 2023 rating listing as having a rateable value of £34,000. Rates payable will be in the region of £16,966 per annum.

The other unit is currently listed within the 2023 rating listing as having a rateable value of £10,750. Rates payable will be in the region of £5,364.25 per annum.

Interested parties are advised to make their own enquiries to Wolverhampton City Council on 01902 551155.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

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

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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