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**Property Guide**

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## **WINTER 2011**

It is with pleasure that we present this Property Guide which gives at a glance, the Properties we have on offer.

Full details are available to download as a PDF from our website [www.bulleys.co.uk](http://www.bulleys.co.uk) where virtual tours on specific properties can also be viewed together with interactive aerial and location maps. Alternatively, details can be emailed or posted on request by contacting one of our offices.

This Property Guide is revised periodically and is therefore continually changing. Please therefore let us know your full requirements so they can be placed on our Mailing List. Please contact us regarding current availability before making a special journey to inspect premises as whilst some properties are under offer they are still shown on the Property Guide.

Bulleys are an independent practice of Chartered Surveyors.

### **MISREPRESENTATION ACT 1967**

### **PROPERTY MISDESCRIPTIONS ACT 1991**

Conditions under which particulars are issued. The Agents for themselves and for the Lessors of this property whose Agents they are give notice that:

1. These particulars do not constitute, nor constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Lessor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements contained in these particulars.
4. Any intending Lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Lessor does not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty to this property.
6. References to the Tenure of these properties are based on information supplied by the vendor. The Agent has not had sight of the title documents. A Purchaser/Tenant is advised to obtain verification from their Solicitor.

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**FACTORIES/WAREHOUSES/B1 UNITS**  
**UNDER 5,000 SQ FT (465 SQ M)**

TOWN	ADDRESS	SQ FT	SQ M	TENURE
ALDRIDGE	Phoenix Works Middlemore Lane West Unit E2 Units E3 & E4 <b>Total</b>	3,000 <u>9,000</u> <b>12,000</b>	279 <u>836</u> <b>1,115</b>	FH/LH
ALDRIDGE	Westgate Trading Estate Unit 2 Units 5 & 6 Units 7 & 8 <b>Total</b>	2,500 4,808 <u>4,808</u> <b>12,116</b>	232 447 <u>447</u> <b>1,126</b>	LH
BILSTON	Beldray Industrial Park Unit 7 Off Mount Pleasant Unit 9 Unit 10	6,204 4,964 3,733	576 461 347	LH
BILSTON	Bilston Industrial Estate Unit 6a off Oxford Street Unit 6b Unit 14 Unit 15 Units 14 & 15	2,586 2,846 2,958 2,955 5,913	240 265 275 275 550	LH
BILSTON	Hickman Road Unit with yard Total site area 0.70 acres	2,667	248	LH
BILSTON	Springvale Industrial Estate Unit 8 Union Street Unit 26 Unit 27	4,876 1,250 1,250	453 116 116	LH
BLACKHEATH	Long Lane Trading Estate Long Lane	930 – 1,985	86 – 184	LH
BLACKHEATH	Vernon Trading Estate New John Street	1,678 – 1,689	156 – 157	LH
BRIERLEY HILL	Cookley Wharf I/Estate Unit 4 Leys Road Unit 7	3,351 3,914	311 364	LH
BRIERLEY HILL	Two Woods Trading Estate Talbots Lane	1,664 – 1,681	155 – 156	LH
BRIERLEY HILL	Wallows Industrial Estate Unit 22 Fens Pool Avenue	1,001	93	LH/MAY SELL
BROWNHILLS	Toll Point Lichfield Road	1,419 – 6,105	132 – 567	LH
CODSALL	The Bradshaws Workshop/Stores Oaken	From 840	78	LH
CRADLEY HEATH	Lodge Forge I/Estate Unit 1 Cradley Road Unit 11 Unit 12 Unit 14 Unit 16	2,244 1,683 1,700 2,500 2,223	208 156 158 232 207	LH

CRADLEY HEATH	Waterside Ind/Estate Cradley Road	Unit 16	3,086	287	FH/LH
DUDLEY	Oak Street Trading Estate Oak Street	Unit 3 Unit 6a Unit 15	1,872 810 2,689	174 75 250	LH
DUDLEY	Peartree Business Park Crackley Way	Unit 2	2,368	220	LH
DUDLEY	Primrose Hill Trading Estate Cradley Road		1,677 – 3,130	156 – 291	LH
HALESOWEN	Belfont Trading Estate Mucklow Hill		1,443 – 1,950	134 – 181	LH
LYE	Hayes Lane	Unit 2	3,701	344	LH
LYE	Lye Valley Ind/Estate Bromley Street	Unit 22 Unit 28	629 4,500	58 418	LH
OLDBURY	Brades Road Yard area approx 0.25 acres	Unit 9	3,694	343	FH
OLDBURY	Evans Business Centre Direct 2, Roway Lane	4	1,000	93	LH
OLDBURY	Hainge Business Park Hainge Road	Unit 4 Warehouse <u>Mezzanine</u> <b>Total</b>	2,568 <u>915</u> <b>3,483</b>	239 <u>85</u> <b>324</b>	FH/LH
OLDBURY	Percy Business Park Rounds Green Road	Unit 63 Unit 64 Unit 65 Unit 72 Unit 73 Unit 74 Unit 75 Unit 77 Unit 78 Unit 79 Unit 80 Unit 81 Unit 83	1,522 1,602 1,542 1,419 1,472 2,249 2,286 2,208 2,288 2,100 2,199 2,030 2,024	141 149 143 132 137 209 212 205 213 196 204 189 188	LH
OLDBURY	Percy Business Park Rounds Green Road (New Build Units)	Unit 5 Unit 11 Unit 13	1,316 1,620 1,617	122 150 150	FH/LH
OLDBURY	Redwood Trade Park Oldbury Road	Unit 7	4,442	413	LH
SHREWSBURY	Atcham Business Park	Unit 66	4,500	418	LH
SHREWSBURY	Greenwood Ind. Estate Greenwood Court	Unit E3 Unit E4 Unit E5 Unit F3 Unit F4	994 995 989 2,029 2,026	92 92 92 188 188	LH

SMETHWICK	Raleigh Industrial Estate Camp Lane	Unit 1 Unit 2 Unit 3 & 4 Unit 5 Unit 10 Unit 11 Unit 12 Unit 13	1,728 1,009 2,016 758 1,802 980 1,009 2,513	161 94 187 70 167 91 94 233	LH
SMETHWICK	Summit Crescent I/Estate Off Roebuck Lane	Unit 8	2,530	235	LH
SMETHWICK	Willow Court Sandwell Business Park Crystal Drive	Unit 21 Unit 22 <b>Overall total</b>	1,044 <u>2,723</u> <b>3,767</b>	97 <u>253</u> <b>350</b>	FH/LH
TELFORD	Audley Ave. Enterprise Park	Unit 7 Unit 8	8,750 1,784	813 166	LH
TELFORD	Ketley Business Park	Unit 9 Units 21 & 22 Unit 39 Unit 42 Unit 45N Available March 2012 - Unit 48	940 2,963 2,337 2,850 2,174 1,000	87 275 217 265 202 93	LH
TELFORD	Kingsland Business Park Halesfield 9/10	Unit 11	3,820	355	LH
TELFORD	Cedar Court Halesfield 17	Unit 4 Unit 9 Unit 14 Unit 16 Unit 19	2,289 2,207 1,649 2,207 3,835	213 205 153 205 356	LH
TELFORD	Queensway Link Stafford Park 17	Unit 7	1,479	137	LH
TELFORD	Queensway Link Stafford Park 17	Unit 11	1,539	143	LH
TIPTON	Amphion Court Rear of Hale Trading Estate Lower Church Lane	Unit 8	1,503	140	FH
TIPTON	Bloomfield Park Bloomfield Road	Unit 13 Unit 14 Unit 15 Unit 17 & 21 Unit 19 Unit 20 Unit 23 & 24 Unit 27 Unit 36	4,083 2,263 2,236 4,521 2,233 2,233 2,242 1,119 2,287	379 210 208 420 207 207 208 104 212	LH
TIPTON	Brook Street Business Centre Brook Street		353 – 766	33 – 71	LH
TIPTON	Hale Trading Estate Lower Church Lane	Unit 1 Unit 7 Unit 8 Unit 12 Available separately or combined	1,159 2,493 2,496 1,150	108 232 232 107	LH

TIPTON	Vaughan Trading Estate Unit 19e Tipton Road (plus open storage land up to 5 acres)		4,867	452	LH
WALSALL	Bentley Lane Trading Estate Bentley Lane		2,453 – 5,974	228 – 555	LH
WALSALL	Bridgeman Street T/Estate Unit 3 Bridgeman Street/Frederick Street		1,746	162	LH
WEDNESBURY	Moxley Industrial Centre Unit 4 Western Way Unit 5		3,596 <u>3,636</u>	334 <u>338</u>	LH
		<b>Total</b>	<b>7,232</b>	<b>672</b>	
WEDNESBURY	Navigation Point Unit 3 Golds Hill Way Unit 5 Great Bridge Unit 8 Unit 9		2,864 1,433 2,798 2,594	266 133 260 241	LH
WEDNESFIELD	Phoenix Road I/Estate Unit 17 Phoenix Road		2,937	273	FH/LH
WEDNESFIELD	Satellite Industrial Park Unit 4 Neachells Lane		4,984	463	LH
WEDNESFIELD	Strawberry Lane Workshop Bay 3 Bay 4		1,237 4,046 3,726	115 376 346	FH/LH
WEDNESFIELD	Strawberry Lane I/Estate Unit 18 Strawberry Lane Unit 22		4,311 4,325	401 402	FH/LH
WEDNESFIELD	Watery Lane Ind/Estate Unit 16 Watery Lane		3,750	348	LH
WEST BROMWICH	Albion I/Estate, Oldbury Rd Unit 7		3,350	311	LH
WEST BROMWICH	Kelvin Way Unit 34 Unit 40 Unit 48		3,737 2,517 2,987	347 234 277	LH
WEST BROMWICH	133 – 137 Oldbury Road		2,394	222	FH
WEST BROMWICH	Varney Business Park Unit 2 Spon Lane Unit 3 Unit 5 Unit 6 Unit 7 Unit C Unit D		3,300 3,300 3,300 3,300 3,300 4,500 3,000	306 306 306 306 306 418 287	LH
WILLENHALL	Arrow Industrial Estate Unit 9 Straight Road mezzanine floor		4,229 417	393 39	LH
WILLENHALL	Chancel Industrial Park Unit 10 Newhall Street Unit 11		2,184 <u>2,186</u>	204 <u>203</u>	FH
		<b>Total</b>	<b>4,380</b>	<b>407</b>	
WILLENHALL	5 Wilkes Street		2,928	272	LH/MAY SELL
WOLVERHAMPTON	Hilton Main Small Business Park Bognop Road, Featherstone Units E3, E4, E5 & F4 <b>Multi Let Industrial Investment</b>		4,041	460	FH

WOLVERHAMPTON	11 Monmore Road Stowheath Industrial Estate	Yard Workshop Container Portacabin Office	475 sq yards 597 153 186			FH
WOLVERHAMPTON	Modular Business Park Aspley Close off Enterprise Park	Unit 2 Mezzanine storage	2,885 974	268 91		LH
WOLVERHAMPTON	Salisbury Place Great Brickkiln Street	Unit 7	1,191	111		LH
WOLVERHAMPTON	The Dell Business Park Enterprise Drive, Four Ashes	Unit 4	3,570	332		LH/MAY SELL
WOLVERHAMPTON	Wulfrun Trading Estate Stafford Road	Unit 16	1,540	143		LH

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**FACTORIES/WAREHOUSES/B1 UNITS**  
**5,000-10,000 SQ FT (465-930 SQ M)**

TOWN	ADDRESS	SQ FT	SQ M	TENURE	
ALDRIDGE	Westgate Trading Estate Unit 2	2,500	232	LH	
	Units 5 & 6	4,808	447		
	Units 7 & 8	4,808	447		
	<b>Total</b>	<b>12,116</b>	<b>1,126</b>		
BILSTON	Beldray Industrial Park Unit 7	6,204	576	LH	
BILSTON	Bilston Ind/Estate Units 6A & 6B	5,432	504	LH	
	Off Oxford Street Units 14 & 15	5,913	550		
BILSTON	Springvale I/Estate Unit 7	6,412	596	LH	
	Union Street Unit 30	6,090	566		
	Unit 31	6,090	566		
	Unit 32	5,075	471		
	Units 30, 31 & 32	17,255	1,603		
BRIERLEY HILL	Hurst Business Park Unit 1a Navigation Drive	5,011	466	LH	
BRIERLEY HILL	The Wallows I/Estate Unit E2 & E3 Fens Pool Avenue (plus mezzanine 1,536 sq ft)	6,188	575	FH/LH	
BROWNHILLS	Toll Point Lichfield Road	1,419 – 6,105	132 – 567	LH	
CRADLEY HEATH	Westminster Industrial Estate Unit 3 Cradley Road	9,173	852	FH/LH	
LYE	Hayes Lane	Unit 3	8,119	754	LH
		Unit 4	5,845	543	
		Unit 5	9,902	920	
LYE	Lye Valley Industrial Estate Bromley Street	Unit 3	5,246	487	LH
		Unit 4	5,200	483	
		Unit 6	5,200	483	
SHREWSBURY	Atcham Business Park Unit 25	10,000	929	LH	
SMETHWICK	Summit Crescent Ind/Estate Off Roebuck Lane	Unit 1B	9,517	884	LH
		Unit 3A	5,028	467	
		Unit 7A	5,054	470	
TELFORD	Allscott Depot Cross Green	Building 1	5,400	502	LH
		Building 3	8,100	752	
TELFORD	Cherwell Enterprise Park Unit 5 Hortonwood 2	8,664	805	LH	
TELFORD	Halesfield 11 Unit B6	5,057	470	FH/MAY LET	

TELFORD	Harcourt Trading Estate Halesfield 13	Unit A2 Unit A3 Unit A4 Unit A5 Unit B3 Unit B4	5,109 5,098 5,104 10,282 5,112 5,122	474 473 474 955 474 475	LH/FH
TELFORD	Hortonwood 32	Unit 1	6,839	635	LH
TELFORD	Hortonpark Hortonwood 7	Unit C1 Unit C2 Unit D1 Unit D2 Unit D3	8,900 7,750 8,906 8,818 8,850	827 720 828 819 822	LH
TELFORD	Queensway Business Park Hadley Park, Phase 2	Unit 500	7,028	653	FH/LH
TIPTON	Bloomfield Park Bloomfield Road	Unit 11 & 12	5,043	469	LH
TIPTON	Cleton Business Park Tipton Road	Unit 12	9,374	871	LH/MAY SELL
TIPTON	Coneygre Ind/Estate Birmingham New Road	Unit 23	8,987	835	LH
TIPTON	Hale Trading Estate Lower Church Lane	Unit 6 Unit 7 Unit 8 <b>Combined</b>	2,334 2,493 2,496 <b>7,323</b>	217 233 <u>232</u> <b>682</b>	LH
TIPTON	Link One Industrial Park George Henry Road Great Bridge	Unit A6	5,314	494	LH
WALSALL	Bentley Lane Trading Estate Bentley Lane		2,453 – 5,974	228 – 555	LH
WALSALL	32 Hollyhedge Lane On a total site of approximately 0.83 acres (0.34 hectares)		6,527	606	LH
WEDNESBURY	Moxley Industrial Centre Western Way	Unit 4 Unit 5 <b>Total</b>	3,596 3,636 <b>7,232</b>	334 <u>338</u> <b>672</b>	LH
WEDNESBURY	New Cross Street	Main Building Rear Building <u>Basement</u> <b>Total</b>	5,492 2,060 <u>495</u> <b>8,047</b>	510 191 <u>46</u> <b>747</b>	LH
WEDNESBURY	Newman Park Western Way	Unit 12	9,666	897	LH
WEDNESBURY	Old Park Industrial Estate Old Park Road	Unit 1C Unit 4A Yard	7,253 7,991 0.79 acres	674 742	LH
WEDNESFIELD	Neachells Lane (available separately or as one letting)	Unit Yard	9,916 1.33 acres	921	LH

WEDNESFIELD	Phoenix Road I/Est. Units 19 & 20 Phoenix Road		6,573	611	FH/LH
WEDNESFIELD	Planetary Industrial Estate Planetary Road	Unit 4 Unit 5 Unit 6 Unit 8 Unit 20 Unit 21 Unit 22 Unit 23 Unit 48	5,620 8,580 6,400 6,995 6,050 9,675 6,100 7,380 2,250	522 797 595 650 562 899 567 686 209	LH
WEDNESFIELD	Satellite Industrial Park Neachells Lane (on circa 1 acre)		5,760	535	LH
WEDNESFIELD	Strategic House Strawberry Lane	Office & Ancillary Ground Floor First Floor <u>Workshop</u> <b>Total</b>	2,102 1,770 <u>5,054</u> <b>8,926</b>	195 164 <u>470</u> <b>829</b>	LH
WEDNESFIELD	Strawberry Lane	Offices Workshop Bay 1 Bay 2 Bay 3 Bay 4 <b>Total</b>	992 1,237 7,985 6,437 4,046 <u>3,726</u> <b>24,423</b>	92 115 742 598 376 <u>346</u> <b>2,269</b>	FH/LH
WEDNESFIELD	Strawberry Lane I/Estate Strawberry Lane	Unit 23 <u>Unit 24</u> <b>Total</b>	4,325 <u>4,321</u> <b>8,646</b>	402 <u>402</u> <b>804</b>	FH/LH
WEDNESFIELD	Watery Lane Ind/Est Watery Lane  (available in combinations)	Units 6 & 7 Unit 16 Unit 17 Unit 18 Unit 19	7,500 3,750 3,750 3,750 3,750	698 348 348 348 348	LH
WEST BROMWICH	Church Lane Industrial Estate	Unit 8 Unit 9 Unit 10	8,173 7,786 8,357	759 723 776	LH
WEST BROMWICH	10 John Street Carters Green		6,883	639	LH/MAY SELL
WEST BROMWICH	Kelvin Way	Unit 5 Unit 12 Unit 20 Unit 21 Unit 25	5,400 8,442 6,145 6,122 7,444	502 784 571 569 692	LH
WEST BROMWICH	Roebuck Street Warehouse & ground floor offices First floor offices <u>Mezzanine</u> <b>Total</b>		7,996 796 <u>319</u> <b>9,111</b>	743 74 <u>30</u> <b>846</b>	FH
WEST BROMWICH	Richmond Street South	Unit 4	6,663	619	LH

WEST BROMWICH	Union Park Navigation Way	Units 2 & 3	5,228	486	LH
WILLENHALL	Arrow Industrial Estate Straight Road	Unit 6 Unit 9 Plus mezzanine floor	2,220 4,229 417	206 393 39	LH
WOLVERHAMPTON	Cooper Street Monmore Green		8,020	745	LH/MAY SELL
WOLVERHAMPTON	Parkside Industrial Estate Off Hickman Road	Unit 6	5,271	490	LH
WOLVERHAMPTON	Shaw Road Bushbury	Unit 3A	9,876	918	LH
WOLVERHAMPTON	The Dell Business Park Enterprise Drive Four Ashes		3,570 – 10,740	332 – 998	LH/MAY SELL
WOLVERHAMPTON	Waterside Industrial Estate Ettingshall Road	Unit 15	6,993	650	LH
WOLVERHAMPTON	Wulfrun Trading Estate Stafford Road	Unit 1 Unit 2b	12,001	1,115	LH
WOMBOURNE	Ounsdale Road		5,539 - 18,814	515 - 1,748	LH
WOMBOURNE	Units 3, 4 & 5 Ounsdale Road		5,700 - 9,305	530 - 864	LH

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**FACTORIES/WAREHOUSES/B1 UNITS**  
**10,000-20,000 SQ FT (930-1,858 SQ M)**

TOWN	ADDRESS	SQ FT	SQ M	TENURE
ALDRIDGE	Phoenix Works Unit E2	3,000	279	FH/LH
	Middlemore Lane West E3 & E4	<u>9,000</u>	<u>836</u>	
	<b>Total</b>	<b>12,000</b>	<b>1,115</b>	
BILSTON	Etruria Way Units 8 & 9 Barton Industrial Estate Off Mount Pleasant	11,593	1,077	LH/MAY SELL
BILSTON	Springvale Industrial Estate Union Street Units 30, 31 & 32	17,255	1,603	LH
BLOXWICH	Units 17 & 18 Maple Leaf Industrial Estate	11,549	1,073	LH
BRIERLEY HILL	Hurst Business Park Unit 1b Navigation Drive	10,135	942	LH
BROWNHILLS	Toll Point Lichfield Road	1,500 – 13,777	139 – 1,280	LH
CRADLEY HEATH	Doulton Road	15,841	1,472	LH
CRADLEY HEATH	Westminster I/Estate Unit 2	12,495	1,160	FH/LH
	Cradley Road Unit 4	11,061	1,028	FH/LH
DUDLEY	Blackbrook Valley Ind/Estate Narrowboat Way Unit 18	19,535	1,815	LH
DUDLEY	Grazebrook Park Block J Units 1 - 8	10,087	937	LH
	Peartree Lane Block K Unit 2	10,479	973	LH
	Block K Unit 3	13,327	1,238	LH
	Block K Unit 4	13,562	1,260	LH
DUDLEY	Hillcrest Business Park Unit 1 Cinder Bank	17,730	1,647	LH
FOUR ASHES	Enterprise Drive (Former Beta Ballvalve Ltd premises) on a 1.17 acre site	12,015	1,117	LH
KINGSWINFORD	Bays 1 & 2 Warehouse	8,550	794	LH/MAY SELL
	Building 69 Offices	<u>2,185</u>	<u>203</u>	
	The Pensnett Estate <b>Total</b>	<b>10,735</b>	<b>997</b>	
OLDBURY	Anglo African Estate Unit 4 Union Road	11,405	1,060	LH
OLDBURY	Oldbury Point Units 12 - 14 Rood End Road	15,045	1,398	LH
SHIFNAL	Springhill I/Estate Unit 1	10,689	993	LH
	Aston Street Unit 2	15,114	1,404	
SHREWSBURY	Atcham Business Park Unit 25 Unit 36	10,000	929	LH
		15,000	1,393	
SMETHWICK	117 Middlemore Ind/Estate	12,364	1,149	FH/LLH
SMETHWICK	27 Mornington Road	13,112	1,218	LH

TELFORD	Allscott Depot Cross Green Wellington 3 acres (1.214 ha)	Building 1 Building 3	5,400 <u>8,100</u> <b>13,500</b>	502 <u>752</u> <b>1,254</b>	LH
TELFORD	Ketley Depot Ketley Business Park Waterloo Road		12,521 (on 1.69 acres)	1,163	LH
TELFORD	Epic Park Halesfield 7	Unit 2 Unit 4 Unit 5 Unit 6	13,240 15,070 15,070 17,976	1,230 1,400 1,400 1,670	LH/FH
TELFORD	Halesfield 11	Units A1 & A2	14,775	1,373	FH/LH
TELFORD	Harcourt T/Estate Halesfield 13	Unit A5	10,282	955	LH/FH
TELFORD	Stafford Park 12	Unit 8	15,339	1,425	LH
TELFORD	Stafford Park 17	Unit 3	12,570	1,168	LH
TIPTON	Bloomfield Park Bloomfield Road	Unit 3	10,161	944	LH
TIPTON	Link One Industrial Park George Henry Road Great Bridge	A1	18,705	1,738	LH
TIPTON	Snaddon House Coneygre Ind/Estate Birmingham New Road		16,341	1,518	LH
TIVIDALE	Burntree I/Estate Groveland Road	Unit 2	16,556	1,538	LH
WALSALL	Unity Buildings Robottom Close Leamore Lane	Unit 3	16,379	1,522	FH/MAY LET
WEDNESBURY	Britannia Park Trident Drive off Patent Drive	Unit 6	15,264	1,418	LH
WEDNESBURY	Newman Park Western Way	Unit 1&2 Unit 10 Unit 11	15,179 14,207 14,169	1,410 1,319 1,316	LH
WEDNESFIELD	Linthouse Lane	Warehouse <u>Office &amp; ancillary</u> <b>Total</b>	9,951 <u>3,114</u> <b>13,065</b>	924 <u>289</u> <b>1,213</b>	FH
WEDNESFIELD	Planetary Road Industrial Estate Planetary Road	Units 21 & 22 Unit 31	15,775 13,014	1,465 1,209	LH
WEDNESFIELD	Satellite Industrial Park Neachells Lane		11,886 19,932	1,104 1,852	LH
WEDNESFIELD	Satellite Industrial Park Neachells Lane		18,971	1,762	LH
WEDNESFIELD	Watery Lane Ind/Est Watery Lane	Unit 29/30	10,000	929	LH

WEST BROMWICH	Church Lane Industrial Estate Units 7 - 10	7,786 – 34,358	723 – 3,191	LH
WEST BROMWICH	Kelvin Way Unit 8 Unit 24	11,298 10,489	1,050 974	LH
WEST BROMWICH	Varney Business Park Spon Lane Unit 9	12,190	1,132	LH
WILLENHALL	New Road	12,905	1,198	LH/FH
WILLENHALL	Rosehill Business Park	19,870	1,846	LH
WOLVERHAMPTON	Cousins Street Blakenhall (warehouse/workshop with showroom & office) Unit 9	14,036	1,304	LH
WOLVERHAMPTON	The Dell Business Park Enterprise Drive Four Ashes	3,570 – 10,740	332 - 998	LH/MAY SELL
WOLVERHAMPTON	Fordhouse Road Bushbury	19,892	1,848	LH
WOLVERHAMPTON	Racecourse Road Ind/Estate Dunstall Hill	18,428	1,712	FH/LH
WOLVERHAMPTON	Wulfrun T/Estate Stafford Road Units 1a & 2b	12,001	1,115	LH
WOMBOURNE	Ounsdale Road	5,539 - 18,814	514.6 - 1,748	LH

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**FACTORIES/WAREHOUSES/B1 UNITS**  
**OVER 20,000 SQ FT (1,858 SQ M)**

TOWN	ADDRESS	SQ FT	SQ M	TENURE
BILSTON	Citadel Logistics Centre Warehouse/distribution facility (Superb access to M6 & M5)	322,954	30,002	FH/LH
BRIERLEY HILL	Hurst Business Park Unit 3	20,083	1,866	LH
COSELEY	Darkhouse Lane	56,373	5,237	LH
CRADLEY HEATH	City Estate Unit 1 Corngreaves Road	48,440	4,500	LH
DUDLEY	Blackbrook Valley Ind/Estate Unit 17 Narrowboat Way (plus mezzanine floor area)	20,538 3,539	1,908 329	LH
DUDLEY	Yorks Park Phase One Unit 1 Blowers Green Road	23,104	2,146	LH
LYE	Engine Lane	35,993	3,438	LH
LYE	Engine Lane	68,447	6,364	FH/LH
LYE	Hayes Lane Unit 1	37,547	3,488	LH
NEWCASTLE – UNDER-LYME	G Park - Blue Planet Chatterley Valley	382,810	35,564	FH/LH
OLDBURY	35/37 Hainge Road	25,874	2,404	LH/MAY SELL
SMETHWICK	Summit Crescent I/Estate Unit 2	28,842	2,679	LH
TELFORD	Brockton B/Park Phase 1 Halesfield 10 Building 1A Building 1B Building 1C <b>Total</b>	37,900 34,790 56,604 <b>129,294</b>	3,521 3,232 5,259 <b>12,011</b>	FH/LH
TELFORD	Epic Park Unit 1 Halesfield 7 Unit 3	46,501 38,859	4,320 3,610	LH/FH
TELFORD	Halesfield 9 Unit 0	50,000 – 98,788	4,645 – 9,177	LH/FH
TELFORD	Hortonpark Unit D1 Hortonwood 7 Unit D2 Unit D3	8,906 8,818 8,850	827 819 822	LH
TELFORD	PR House Building 2 Hortonwood 30	47,403	4,404	LH
TELFORD	Stafford Park 12 Unit A	55,971	5,200	LH
TELFORD	Unit G, Stafford Park 15	31,366	2,914	LH/FH
TIPTON	Upper Church Lane (Cranes of 5 to 20 tonnes)	92,344	8,579	LH

TIVIDALE	Burntree Ind. Estate Groveland Road	Unit 2 Unit 3 <b>Available combined</b>	16,586 <u>14,281</u> <b>30,867</b>	1,541 <u>1,327</u> <b>2,868</b>	LH
WALSALL	Bentley Mill Way		23,700	2,202	LH
WALSALL	Unity Buildings Robottom Close Leamore Lane	Unit 3 Units 4 & 5 <b>Total</b> (may divide)	16,379 <u>41,222</u> <b>57,601</b>	1,522 <u>3,830</u> <b>5,351</b>	FH/MAY LET
WEDNESBURY	All Saints Business Centre All Saints Road Additional yard of approx.		20,257 0.3 acres	1,882	LH
WEDNESBURY	Britannia Point Patent Drive (on a site of 5.36 acres)		57,421	5,335	LH
WEDNESBURY	Bull Lane	Unit 2	66,000	6,132	LH
WEDNESBURY	Darlaston Road	Warehouse Offices & Ancillary <b>Total</b>	255,231 <u>27,296</u> <b>282,527</b>	23,711 <u>2,536</u> <b>26,247</b>	LH
WEDNESBURY	Newman Park Western Way	Unit 17	27,745	2,578	LH
WEDNESFIELD	Strawberry Lane	Offices Workshop Bay 1 Bay 2 Bay 3 Bay 4 <b>Total</b>	992 1,237 7,985 6,437 4,046 <u>3,726</u> <b>24,423</b>	92 115 742 598 376 <u>346</u> <b>2,269</b>	FH/LH
WEDNESBURY	Wednesbury One Black Country New Road	Unit 6	20,015	1,859	LH
WEDNESFIELD	Satellite I/Park Neachells Lane	Option 3 Option 4	24,830 31,818	2,307 2,956	LH
WEDNESFIELD	Strawberry Lane	Offices Workshop Bay 1 Bay 2 Bay 3 Bay 4 <b>Total</b>	992 1,237 7,985 6,437 4,046 <u>3,726</u> <b>24,423</b>	92 115 742 598 376 <u>346</u> <b>2,269</b>	FH/LH
WEST BROMWICH	Albion I/Estate Oldbury Road	Units 8a – 8e	30,559	2,839	LH
WEST BROMWICH	Church Lane I/Estate Church Lane	Units 7 - 10	7,786 - 34,238	723 – 3,191	LH
WEST BROMWICH	Howard Street I/Estate	Units 6 & 7	34,424	3,198	LH
WEST BROMWICH	Kelvin Way	Unit 2	21,441	1,992	FH/LH
WOLVERHAMPTON	Cable Street	on 2.44 acres	52,696	4,896	LH
WOLVERHAMPTON	Manders Ind/ Estate Old Heath Road	Unit A	24,500	2,275	FH/LH

WOLVERHAMPTON	Secure House Manders Industrial Estate	Unit E	25,474	2,367	FH/LH
WOLVERHAMPTON	Showell Road Bushbury		28,086	2,609	LH

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## **DESIGN AND BUILD OPPORTUNITIES**

### **SECTION ONE - INDUSTRIAL**

#### **1. COBALT PARK, STEEL PARK WAY, WEDNESFIELD, WOLVERHAMPTON**

A range of unit sizes from 10,000 – 70,000 sq ft to be constructed.

#### **2. GRAZEBROOK PARK, PEARTREE LANE, DUDLEY**

A range of high quality industrial/warehouse units from 15,000 – 50,000 sq ft to be constructed to tenants requirement. Size range: V1/V2 15,000 – 40,000 sq ft. T 20,000 – 50,000 sq ft

#### **3. i54, JUNCTION 2, M54 WEST MIDLANDS**

91 hectares (226 acres). Land from 0.8 hectares (2 acres) capable of accommodating buildings from 2,500 sq m (26,910 sq ft) For Sale or To Let. When completed the site will comprise 235,000 sq m (2,500,000 sq ft) of industrial, office, technology and leisure space.

#### **4. CENTRAL POINT, DARLASTON, J10 M6**

The site totals approximately 1.71 hectares (4.24 acres) and can provide purpose built buildings to occupiers requirements up to 100,000 sq ft (9,290 sq m)

#### **5. VERNON PARK, M54 JUNCTION 1**

Phase 2 benefits from a detailed planning consent for a high specification 120,000 sq ft warehouse With expansion/storage land (approximately 2 acres).

### **SECTION TWO - OFFICES**

#### **1. WOLVERHAMPTON BUSINESS PARK, JUNCTION 2, M54 MOTORWAY**

Purpose built office/business buildings of up to 150,000 sq ft. Prestigious, strategically located Business Park environment with existing Hotel, Restaurants/Pub and Health Club on site.

#### **2. CASTLEGATE BUSINESS PARK, DUDLEY**

Land 1 – 8 acres available for Design and Build. Office/employment uses.

#### **3. THE GATEWAY, JUNCTION 2, M54 MOTORWAY**

The Gateway offers the opportunity for the development of landmark offices and a hotel in a prime position. Planning permission currently exists for 53,820 sq ft of offices and a 63 bedroom hotel. Developments of 13,500 sq ft and above will be considered. The site is available immediately. Freehold or Leasehold available. Other uses may be considered.

#### **4. i54, JUNCTION 2, M54 WEST MIDLANDS**

91 hectares (226 acres). Land from 0.8 hectares (2 acres) capable of accommodating buildings from 2,500 sq m (26,910 sq ft) For Sale or To Let. When completed the site will comprise 235,000 sq m (2,500,000 sq ft) of industrial, office, technology and leisure space.

## LAND

TOWN	ADDRESS	ACRES	SQ M	TENURE
BRIDGNORTH	Chartwell Park Stourbridge Road (Office/Employment development land)	0.4 – 1.48 acres		FH
COSELEY	Darkhouse Lane	8.74		LH
CRADLEY HEATH	Westminster Industrial Estate Cradley Road Development site	0.6		FH
DARLASTON	Darlaston Road Open storage land	7.66		LH
DUDLEY	Castlegate Business Park	1 – 8		FH
LYE	Bott Lane	4.06		FH
TELFORD	Canongate, Oakengates	0.40		LH
TELFORD	Epic Park – Halesfield 7	TBC		LH
TELFORD	Halesfield 7	0.41		LH
TELFORD	Kingsland Business Park	1 acre		LH
TELFORD	Hortonwood 35	2.84		FH
TELFORD	Ketley Business Park (open compound)	0.39		LH
TIPTON	Sedgley Road West	1.45		FH
TIPTON	Vaughan Trading Estate Open storage land	Up to 5 acres		LH
WEDNESBURY	Old Park I/Estate Yard Old Park Road	0.79 acres		LH
WEDNESFIELD	Neachells Lane	1.33		LH
WILLENHALL	Neachells Lane Distribution Neachells Lane	4 acres of storage		LH
WOLVERHAMPTON	Former Goodyear Site Stafford Road Open storage land	10 – 35		LH
WOLVERHAMPTON	Wobaston Road	8 acres		LH

### **FOR FURTHER DETAILS CONTACT**

**NOEL MUSCUTT / ROD SPIBY / JAMES BIRD - WOLVERHAMPTON OFFICE**  
**STEVE PERRITON / ADAM PRIEST - OLDBURY OFFICE**  
**MATTHEW TILT / MAX SHELLEY - TELFORD OFFICE**

## OFFICES

TOWN	ADDRESS	SQ FT	SQ M	TENURE
ALBRIGHTON	James House Newport Road	130 – 16,500	12 – 1,533	LH
ALBRIGHTON	Kingswood Business Park Beech House – Ground floor Beech House - First floor Maple House - First floor	1,911 237 1,012	178 20 94	LH
BILSTON	Chancel Court Ground floor 2 Wellington Road 1 <sup>st</sup> floor 2 <sup>nd</sup> floor <b>Total</b>	2,906 2,906 <u>2,906</u> <b>8,718</b>	270 270 <u>270</u> <b>810</b>	FH/LH
BILSTON	Church Street 2 <sup>nd</sup> floor office	940 – 6,197	87 - 575	LH
BRIDGNORTH	Saxon House Ground floor Faraday Drive	1,193	111	LH
BRIERLEY HILL	The Waterfront Custom House No.1 Ground floor First floor Second floor  Dudley Court South No.1/No.2/No.3 Ground floor First floor (Suites from 2,000 sq ft with own dedicated access)	2,089 2,152 <u>2,174</u> <b>6,415</b>  8,159 <u>7,889</u> <b>16,048</b>	194 200 <u>202</u> <b>596</b>  758 <u>733</u> <b>1,491</b>	LH/FH
BRIERLEY HILL	Hagley Court North Block F3 The Waterfront East	1,539 – 3,100	143 – 288	LH/FH
BROWNHILLS	Toll Point Unit 24 Lichfield Road	1,000 – 5,624	93 - 523	LH
CANNOCK	Station Court Office 4 Girton Road Office 5 (Available separately or combined) <b>Total</b>	1,557 <u>1,485</u> <b>3,042</b>	144 <u>138</u> <b>282</b>	LH
CODSALL	Oaktree Rise Unit 1 Unit 1A Unit 2 Additional basement Unit 2A Unit 3A <b>Available in combinations up to a total of</b>	2,142 2,174 1,948 638 1,389 <u>1,200</u> <b>8,561</b>	199 202 181 59 129 <u>112</u> <b>795</b>	FH/LH

CODSALL	The Bradshaws Oaken	Offices	from 900	84	LH
LYE	96 Stourbridge Road On site area of 0.73 acres (0.30ha)		16,812	1,562	FH/LH
NEWPORT	Nova House Audley Avenue Enterprise Park	Suite 3	2,628	244	LH
OLDBURY	Evans Business Centre Direct 2, Roway Lane	Offices Unit 2 Unit 16 Unit 20 Unit 21 Unit 23 Unit 25	750 160 325 150 145 125	70 15 30 14 13 12	LH
OLDBURY	Select House 50 Popes Lane	1 <sup>st</sup> Floor Office 3 <sup>rd</sup> Floor Office	2,496 <u>2,496</u> <b>4,992</b>	232 <u>232</u> <b>464</b>	LH
OLDBURY	Swallowfield Courtyard Wolverhampton Road	4 Ground floor First floor Total	2,691 <u>2,713</u> <b>5,404</b>	250 <u>252</u> <b>502</b>	FH/LH
SEDGLEY	Former Wienerberger (short term only)	Premises Building 2	6,485	602	LH
SHREWSBURY	Crown House St Mary's Street	2 <sup>nd</sup> Floor 3 <sup>rd</sup> Floor 4 <sup>th</sup> Floor Total Net Internal Area	1,604 1,594 <u>1,594</u> <b>4,792</b>	149 148 <u>148</u> <b>445</b>	LH
SMETHWICK	Summit Point, M5 Junction 1		274 – 2,503	25 - 233	LH
TELFORD	Epic Park Halesfield 7		8,720	810	LLH/LH
TELFORD	Hadley Park East Sigma House	Ground floor Office 1 Office 2  First floor Office 3 Office 4	1,044 <u>1,056</u> <b>2,100</b>  1,076 <u>1,083</u> <b>2,159</b>	  <b>195</b>  <b>201</b>	LH
TELFORD	Hawk House 4 Hawksworth Rd Central Park	Ground floor First floor	4,106 <u>4,153</u> <b>8,259</b>	381 <u>386</u> <b>767</b>	LH/MAY SELL
TELFORD	PR House Hortonwood 30	First floor	2,650	246	LH
TELFORD	Ketley Business Park Waterloo Road	6C	423	40	LH

TELFORD	The Plaza 1 Ironmasters Way	4 <sup>th</sup> Floor 6 <sup>th</sup> Floor 8 <sup>th</sup> Floor 9 <sup>th</sup> Floor 10 <sup>th</sup> Floor	2,875 8,631 8,558 8,631 8,511	267 802 795 802 791	LH
TELFORD	The Plaza 2 Ironmasters Way	Ironbridge 401 402	516 3,864 2,145	48 359 199	LH
TELFORD	Stafford Park 6	Suite A Suite B	3,895 5,023	362 467	LH
TELFORD	Wilkinson House Stafford Court Stafford Park 1	Ground floor <u>First floor</u> <b>Total</b>	6,442 <u>6,713</u> <b>13,155</b>	598 <u>624</u> <b>1,222</b>	LH
TIPTON	Brook Street Business Centre Brook Street	Office 10 Office 11 Office 12 Office 26 Office 32	171 174 174 177 243	16 16 16 16 23	LH
WALSALL	Tempus 10 – Onyx Junction 10, M6		4,000 – 86,000	372 – 7,989	FH/LH
WALSALL	Townend House Townend Square		3,971	369	LH/MAY SPLIT
WEDNESBURY	Newman Park Western Way	Unit 18	2,989	278	LH
WELLINGTON	1 Station Road	First floor <u>Second floor</u> <b>Total Net Internal Area</b>	1,892 <u>1,244</u> <b>3,136</b>	176 <u>116</u> <b>291</b>	LH
WEST BROMWICH	Hawthorns House Halfords Lane	2 <sup>nd</sup> Floor 2 <sup>nd</sup> Floor 1 <sup>st</sup> Floor Mezzanine level 4 <sup>th</sup> Floor	5,619 1,556 6,848 3,634 5,816	522 145 636 338 540	LH
WILLENHALL	Electrium Point Forge Road	Office 1 Office 2 Office 3 Office 4	167 162 986 325	16 15 92 30	LH
WOLVERHAMPTON	ADAS Premises Block A Woodthorne Wergs Road	Ground floor <u>First floor</u> <b>Total</b>	4,650 <u>4,273</u> <b>8,923</b>	432 <u>397</u> <b>829</b>	LH
WOLVERHAMPTON	Bell Place Dudley Road	Ground floor	2,418	225	LH
WOLVERHAMPTON	At Benham BMW & Mini Raby Street Wolverhampton		136 - 1,500	13 - 139	LH
WOLVERHAMPTON	Suite 2 Talisbrook House Castle Street		647	60	LH

WOLVERHAMPTON	Derwent House Waterloo Road	First floor Second floor	2,334 479	217 45	LH
WOLVERHAMPTON	Element Court Mercury Hilton Cross Cannock Road	Building 2 4 5 7	1,780 3,300 3,300 1,780	165 307 307 165	FH/LH
WOLVERHAMPTON	Eurobar 46 Queen Street (Additional basement storage approximately 1,000 sq ft)		790	71	LH
WOLVERHAMPTON	2 Modular Court Four Ashes		1,400	130	LH
WOLVERHAMPTON	Newton Court Pendeford Office Park	Unit 2a <u>Unit 2b</u> <b>Total</b> Unit 3a (Ground Floor) <b>Total 2a/2b/3a)</b>  Unit 6a (Ground Floor) Unit 11a	740 <u>920</u> <b>1,660</b> <u>740</u> <b>2,400</b>  740 760	69 <u>85</u> <b>154</b> <u>69</u> <b>223</b>  69 71	LH
WOLVERHAMPTON	Pearl Assurance House Waterloo Road	Ground floor Lower Ground floor <u>Lower Ground floor</u> <b>Total</b>	1,485 1,818 <u>1,037</u> <b>4,340</b>	138 169 <u>96</u> <b>403</b>	LH
WOLVERHAMPTON	Pendeford Place Pendeford Business Park	Suite 5	2,058	191	LH
WOLVERHAMPTON	Regent House Bath Avenue	FO3 F15 F16 F17	361 275 135 270	34 26 13 25	LH
WOLVERHAMPTON	Shaw House Shaw Park Business Village Shaw Road		200 - 10,000	19 - 929	FH/LH
WOLVERHAMPTON	42 – 50 Snow Hill	First floor Offices <u>Basement storage</u> <b>Total</b>	5,928 <u>4,876</u> <b>10,804</b>	551 <u>453</u> <b>1,004</b>	LH
WOLVERHAMPTON	Spring Road Ettingshall		2,676 – 8,035	248 - 746	LH
WOLVERHAMPTON	St David's Court Union Street		3,703	344	LH
WOLVERHAMPTON	Stafford House Stafford Road		7,500 – 30,000	697 – 2,787	LH/ MAY SELL
WOLVERHAMPTON	Tempest Street	Ground floor 2 3	915 974	85 90	FH/LH
WOLVERHAMPTON	Trinity Court Wolverhampton Business Park	Ground <u>Part first</u> <b>Combined</b>	6,012 <u>2,066</u> <b>8,078</b>	559 <u>192</u> <b>751</b>	LH

WOLVERHAMPTON	Victoria Street	57	702 – 2,884	65 - 267	LH
WOLVERHAMPTON	Vulcan House Pendeford Business Park		2,889 – 5,778	268 - 536	LH
WOLVERHAMPTON	Waterloo Court 31 Waterloo Road		158 – 8,949	15 - 831	LH
WOLVERHAMPTON	5 Waterloo Road (suite sizes available from 1,000 sq ft)		1,716 – 3,028	159 - 281	FH/LH
WOLVERHAMPTON	Wolverhampton Business Park Junction 2 M54		4,000 – 250,000	372 – 23,225	FH/LH

### **SHOPS/RETAIL**

	ADDRESS	SQ FT	SQ M	TENURE
OLDBURY	Redwood Trade Park Oldbury Road	4,442	413	LH
SHIFNAL	The Parade Unit 7 22 Bradford Street Unit 9 Units 8 & 8b Unit 8a	215 587 237 317	20 55 22 29	LH
WOLVERHAMPTON	19 – 25 Broad Street			
WOLVERHAMPTON	Eurobar 46 Queen Street (Additional basement storage approximately 1,000 sq ft)	790	71	LH

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**Contact Name:** .....

**Company Name:** .....

**Address:** .....

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**Tel No:** ..... **Fax No:** .....

**Email:** .....

**Type of Premises (ie Industrial/Office/Retail):** .....

.....

**Requirement Size:** .....

**Location:** .....

**Freehold or Leasehold:** .....

**Any Special Requirements (e.g. Crane, Eaves Height, Yardage, etc):**

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