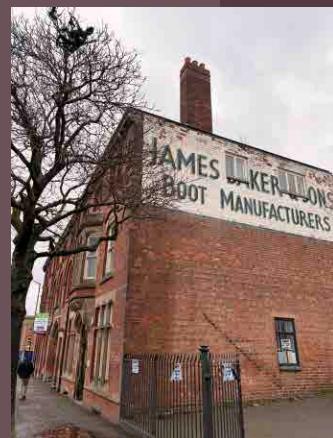


FOR SALE

THE BOOT FACTORY



THE JAMES BAKER & SON BUILDING,
THE BOOT FACTORY, CLEVELAND ROAD,
WOLVERHAMPTON WV2 1BH
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Key Features

- Grade II listed Georgian office building
- Approx. 43,753 sq ft across ground, warehouse and upper floors
- Currently five tenants on varying lease terms
- Gross rental income: £185,973 per annum
- Estimated Rental Income: £273,135 per annum
- Potential for development and asset management
- Prominent town centre location with excellent transport links

Location

Situated adjacent to the Wolverhampton centre ring road, close to shops, cafés, and public transport. Wolverhampton Station is 0.5 miles away, and the M6/M54 is accessible within 10 minutes.

Description

The property comprises a substantial brick and tile period building on a site with 100% coverage. The accommodation comprises both office (mainly laid out around a courtyard) and north lit workshop with timber access door and allocated parking. Internally, the building has been renovated over the last 30 years creating subdivided office suites with a range of shared kitchen and WC facilities.

Price

Upon Application.

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Floor	Suite	Tenant Name	Area (Sq ft)	Lease Expiry	Rent (pa)
First	6	Autonomy Wealth	1,656 (Sq ft)	2030	£16,080
Ground	7	Engineering Real Results	2,303 (Sq ft)	2028	£14,500 (rising)
Ground	13-15	Engineering Real Results	22,621 (Sq ft)	2028	£72,500 (rising)
First	8	Karissa Ltd (& others)	2,412 (Sq ft)	2025	£18,993 (renewal in hand)
First	10	Karissa Ltd (& others)	773 (Sq ft)	2026	£10,500
Second	9	Ingeus UKLtd	3,391 (Sq ft)	2029	£29,000 (rising)
First	11	Private Individual	775 (Sq ft)	2028	£9,000
Remaining	VOID		10,083 (Sq ft)		£87,862.80 (ERV)
			43,754 (Sq ft)		

Overview

For Sale Freehold

Subject to Tenancies

Development Opportunity Subject to Planning

Tenancy & Income

Total occupiable space: 43,754 sq ft (4,065 sqm)

Current gross income: £185,973 pa

ERV (Estimated Rental Value): £273,000 pa

All leases are on effective FRI terms via service charge

Legal & Compliance

EPC ratings range from C to E

Grade II listed

VAT is applicable

Title: WM695076

Viewings & Contact

Strictly by appointment through the sole agents:

WLT Commercial

Contact: Anthony Wiggins MRICS

Tel: 07983 622430

Email: awiggins@wltcommercial.co.uk

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LANDMARK INFORMATION

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Site Plan



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Road Map



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