

The Property Professionals

**BULLEYS**

CHARTERED SURVEYORS

bulleys.co.uk

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

## TO LET

INDUSTRIAL PREMISES

**BILSTON INDUSTRIAL ESTATE  
OFF OXFORD STREET  
BILSTON  
WV14 7EG**

**2,904 - 5,951 sq ft (270 - 553 sq m)**

Established industrial estate.

Within ½ mile of Black Country New Road.

M6 (J9 & J10) approximately 3 miles. M5 (J1) approximately 6 miles.

Out of hours monitored CCTV and manned guarding.

[bulleys.co.uk/bilston](http://bulleys.co.uk/bilston)

### EXAMPLE UNITS



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

01952 292233

Wolverhampton

**01902 713333**

**View more at [bulleys.co.uk](http://bulleys.co.uk)**

Oldbury

0121 544 2121

## LOCATION

Bilston Industrial Estate is located opposite the junction of the main A41 Oxford Street/High Street and Great Bridge Road, approximately  $\frac{3}{4}$  of a mile east of Bilston town centre. The main A4444/A41 Black Country New Road is within  $\frac{1}{2}$  mile providing dual carriageway access to Junction 10 of the M6 Motorway approximately 3 miles distant and Junction 1 of the M5 Motorway approximately 6 miles distant. Junction 9 of the M6 Motorway also lies approximately 3 miles distant.

## DESCRIPTION

The units comprise a single bay industrial/warehouse unit of steel portal frame construction. The roofs are mono-pitched with translucent roof lights and have concrete floors with the warehouse lit by fluorescent lighting. Offices are provided to the units together with male and female wc's.

The units are available separately or combined.

Vehicular access is via a manually operated roller shutter door from the front of the buildings, measuring approximately 10' (3.07m) wide x 10'5" (3.18m) high. Minimum eaves height is approximately 11'7" (3.53m) rising to 15' (4.58m).

## ACCOMMODATION

Gross internal areas approximately:-

	<b>Sq ft</b>	<b>Sq m</b>
Unit 11	2,969	276
Unit 12	2,982	277

## OUTSIDE

To the front of the units is a visitor/staff car parking area with loading and unloading via a roller shutter door.

## SERVICES

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

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

## RENTAL

Unit 11	£10,391.50 per annum exclusive
Unit 12	£10,437.00 per annum exclusive

Rental payable quarterly in advance.

## LEASE TERMS

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of common areas. Further details upon request.

## PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton City Council on 01902 556026.

## RATES

We are advised by the Valuation Office Agency website that the assessments are as follow:

### **Unit 11 & 12 (combined)**

Rateable Value: £13,500

Rates Payable: £6,480.00 (2016/17)

This figure is subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on individual units or the units combined.

## VAT

All prices are quoted exclusive of VAT at the current prevailing rate.

## EPC

EPC's have been carried out on these units. They have been awarded as follows:

Unit 11	91 D
Unit 12	88 D

## WEBSITE

Aerial photography and further information is available at [bulleys.co.uk/bilston](http://bulleys.co.uk/bilston)

## VIEWING

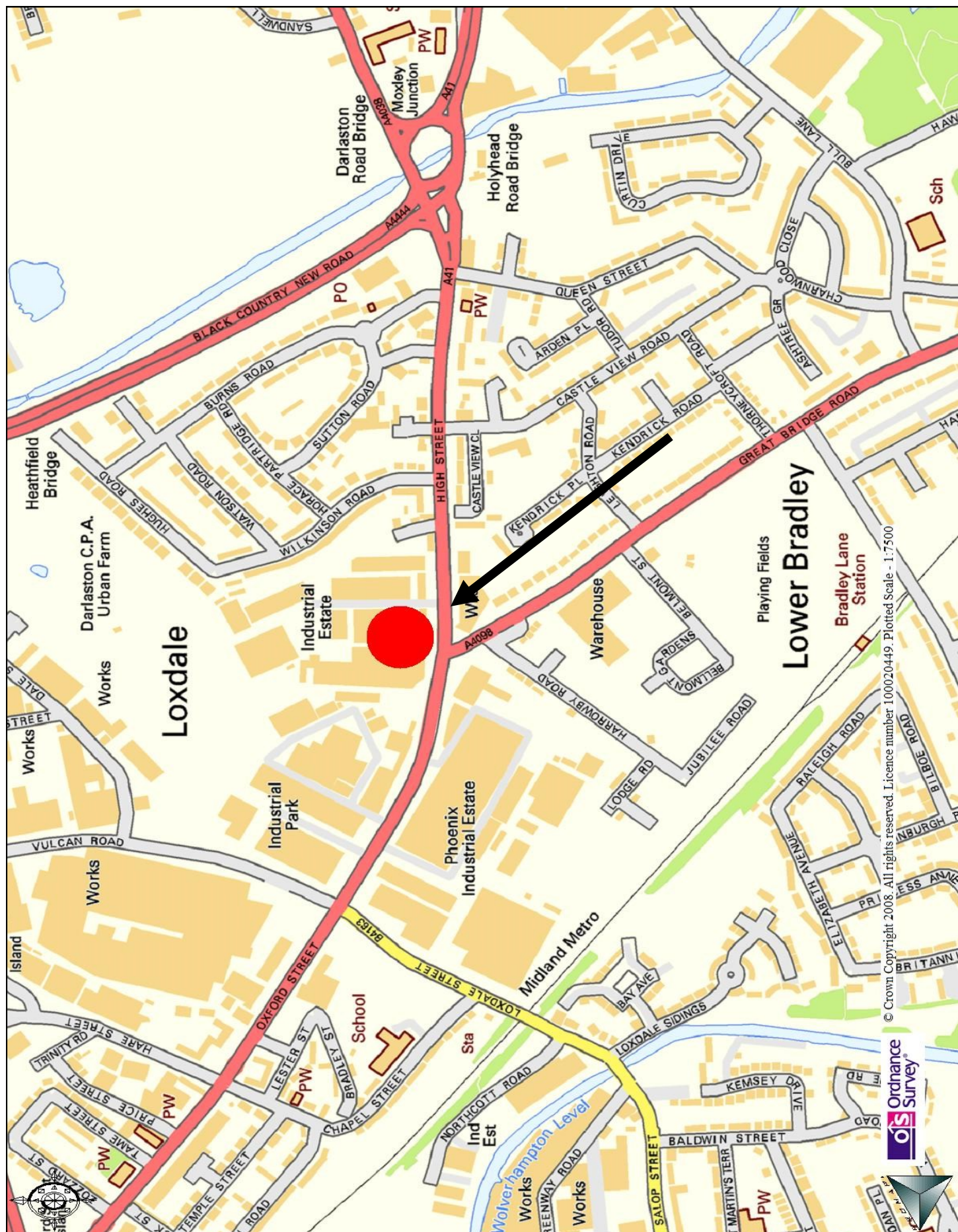
**Strictly** by the prior appointment with the sole agent, Bulleys at their Oldbury Office on 0121 544 2121.

Details amended 07/17









#### IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.