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FOR SALE

INDUSTRIAL PREMISES

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

36,600 sq ft (3,400 sq m)

Established industrial estate.

M6 (J9 & J10) approximately 3 miles.

M5 (J1) approximately 6 miles.

Cranes.

Offices.

bulleys.co.uk/bilston



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford
01952 292233

01902 713333

View more at 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 ¾ of a mile east of Bilston town centre. The main A4444/A41 Black Country New Road is within ½ 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 site is made up of a separate two storey office block fronting rear partially and some fully interconnected units. The office block fronts Oxford Street and provides further parking directly in front. At the rear, connected via a canopy currently are a mixture of interconnected and self contained units. Some units benefit from cranes and offices, with all units benefitting from roller shutter access. Externally the site provides loading and unloading areas along with additional parking located around the site.

ACCOMMODATION

Total gross internal areas approximately:-

	Sq ft	Sq m
Total	34,600	3,400

PURCHASE PRICE

Purchase price £1.15m, subject to contract.

BUSINESS RATES

We advise interested parties to contact Wolverhampton City Council regarding the business rates for the property

SERVICE CHARGE

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

LEGAL COST

Each part is to be responsible for their own legal costs.

VAT

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

EPC

An EPC has been commissioned and will be available shortly.

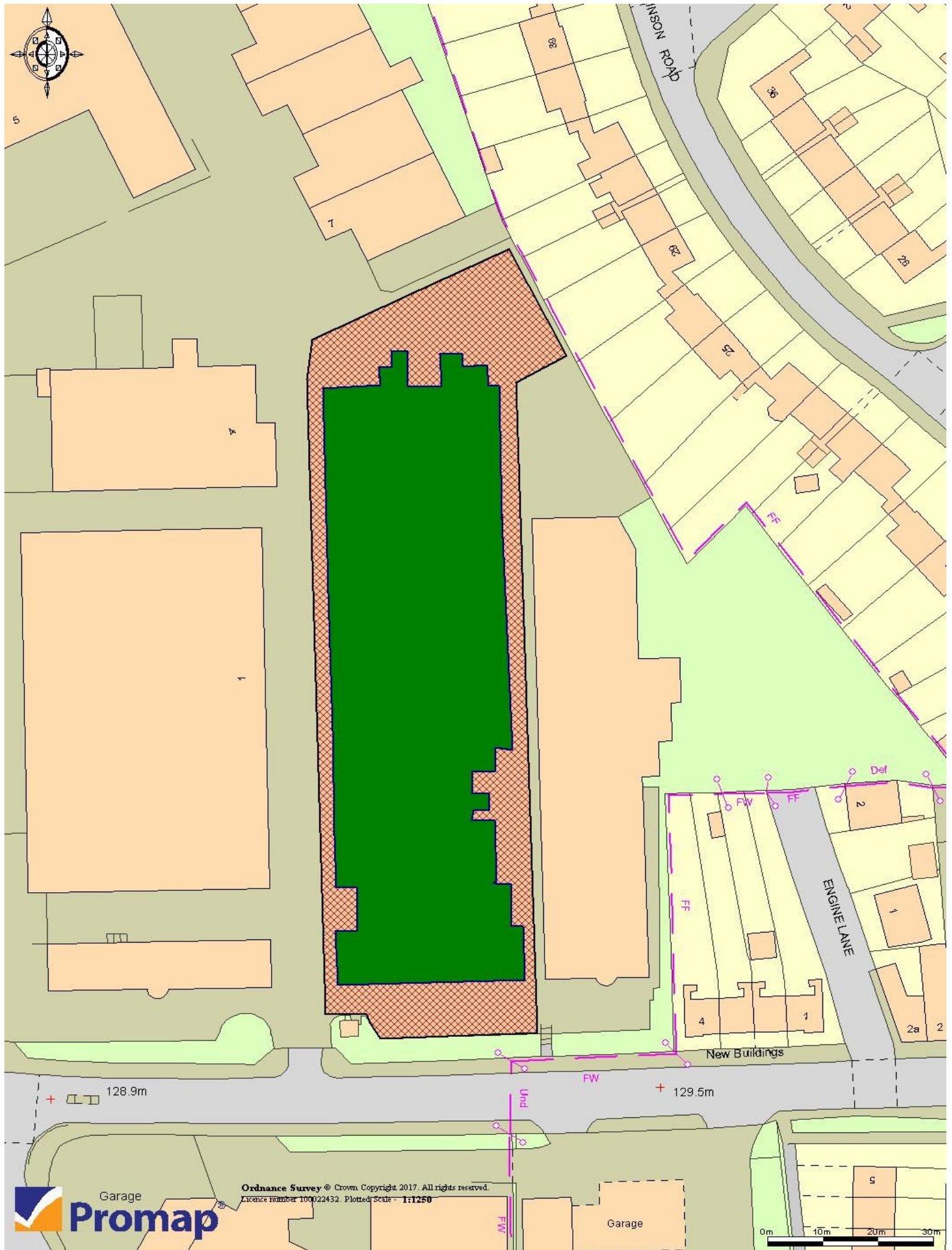
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/bilston

VIEWING

Strictly by the prior appointment with the sole agent, Bulleys at their Wolverhampton Office on 01902 713333.

Details amended 09/17



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



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.
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