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TO LET

INDUSTRIAL PREMISES

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

2,975 - 5,959 sq ft (276 - 554 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

EXAMPLE UNITS

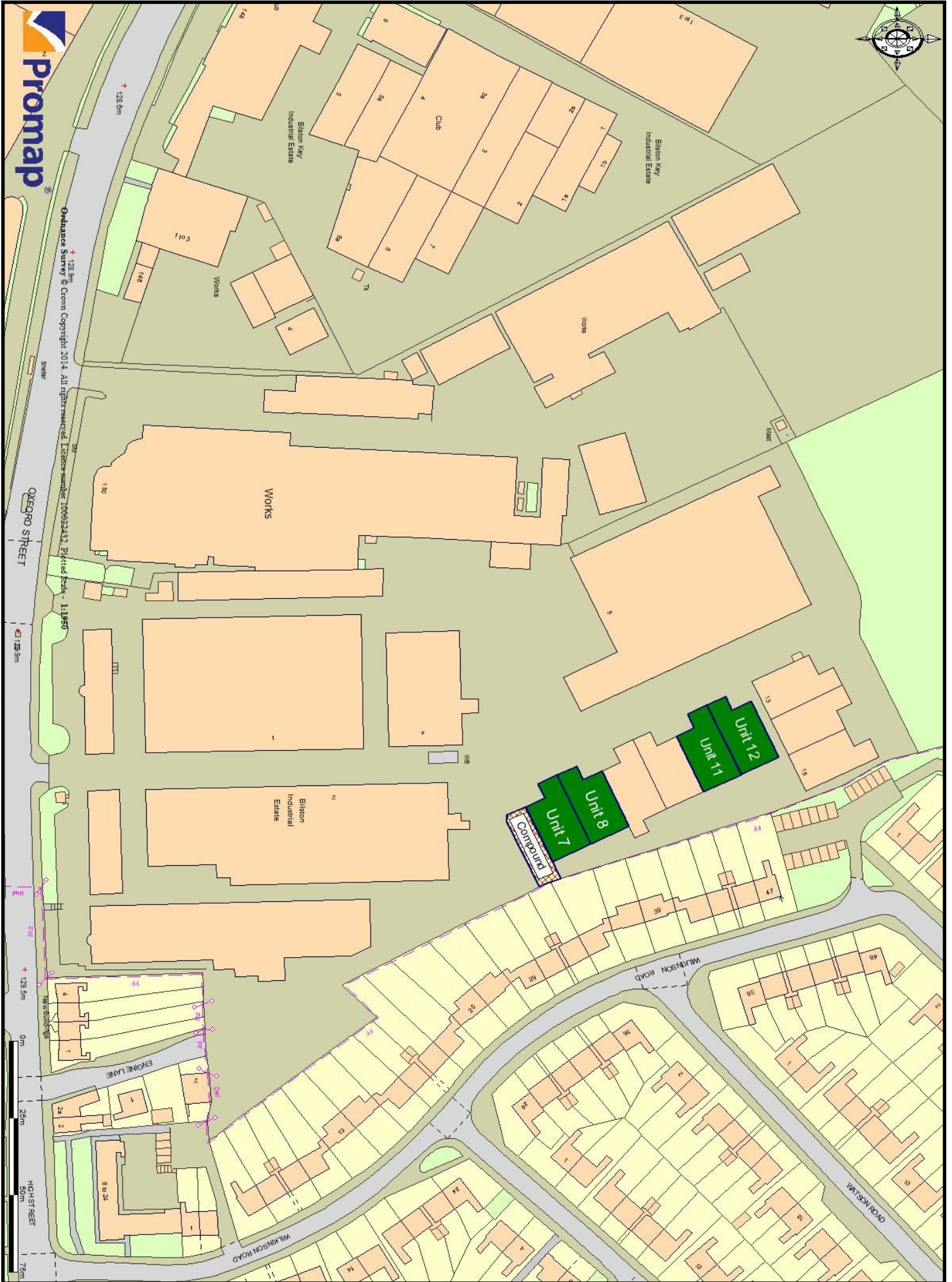


INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Wolverhampton
01902 713333
View more at bulleys.co.uk

Oldbury
0121 544 2121



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

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 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:-

	Sq ft	Sq m
Unit 11	2,984	277
Unit 12	2,975	276

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	£10,444.00 per annum exclusive
Unit 12	£10,412.50 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 (2019/20)

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

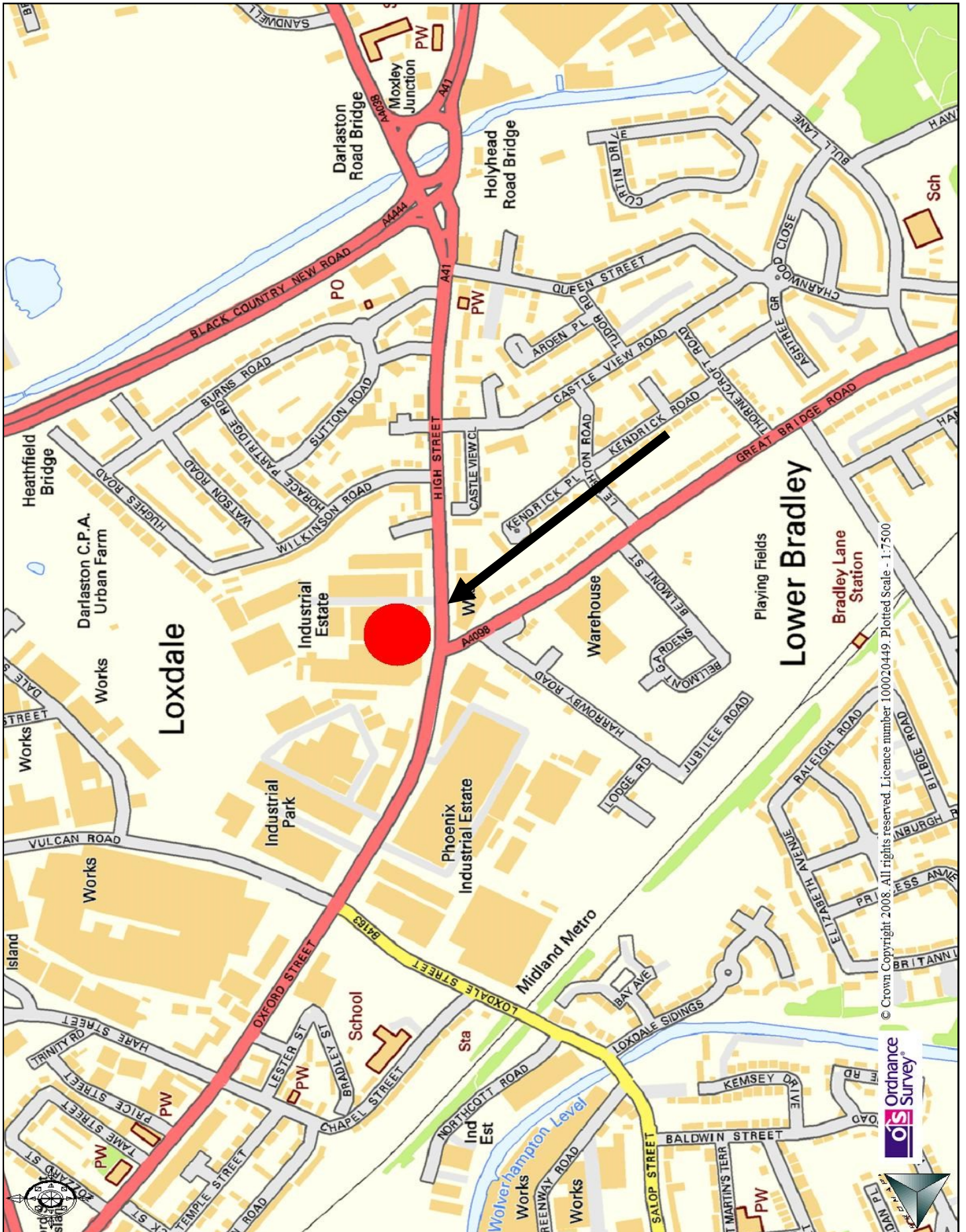
WEBSITE

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

VIEWING

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

Details amended 09/19



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