



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**INDUSTRIAL
PREMISES**

**16,424 sq ft
(1,508 sq m)**



**Unit 15 & 16 Etruria Way, Barton Industrial Estate, Bilston,
WV14 7LH**



♦ Black Country Route 1/2 mile away

♦ Freehold

♦ Approximately 3 miles away from Junction 10 of the M6.

♦ Roller Shutter Door Access

VIEW MORE AT BULLEYS.CO.UK

LOCATION

The property is located on the Barton Industrial Trading Estate, Wolverhampton. This established industrial area is accessed via Mount Pleasant to the A463 Black Country Route approximately ½ mile distant and Junction 10 of the M6 Motorway some 3 miles distant. Wolverhampton City Centre lies approximately 2½ miles to the West.

DESCRIPTION

The property comprises of a twin bay unit of steel portal frame construction with part brick/part blockwork beneath a pitched lined roof over a concrete floor with newly installed LED lighting. Access is via two roller shutter doors to the rear of the premises.

The unit also benefits from mixed office accommodation, kitchen, WC's and mezzanine.

Externally, there is parking available to the front of the property along with a yard area of approximately 0.3 acres at the rear with a right of way to the neighbouring unit running through.

ACCOMMODATION

The property comprises an approximate gross internal area of:

	Sq ft	sq m
Unit 15 & 16	16,424	1,508

PURCHASE PRICE

Please contact the agent for further details.

TENURE

We are advised that the property is available on a freehold basis.

RATES

We are advised by Valuation Office Agency that the current assessment is as follows:

Rateable Value: £68,500

Rates Payable: £35,072 (April 2023)

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 696000

EPC

An EPC has been commissioned and will be available shortly.

LEGAL COSTS

Each party to bear their own legal costs.

WEBSITE

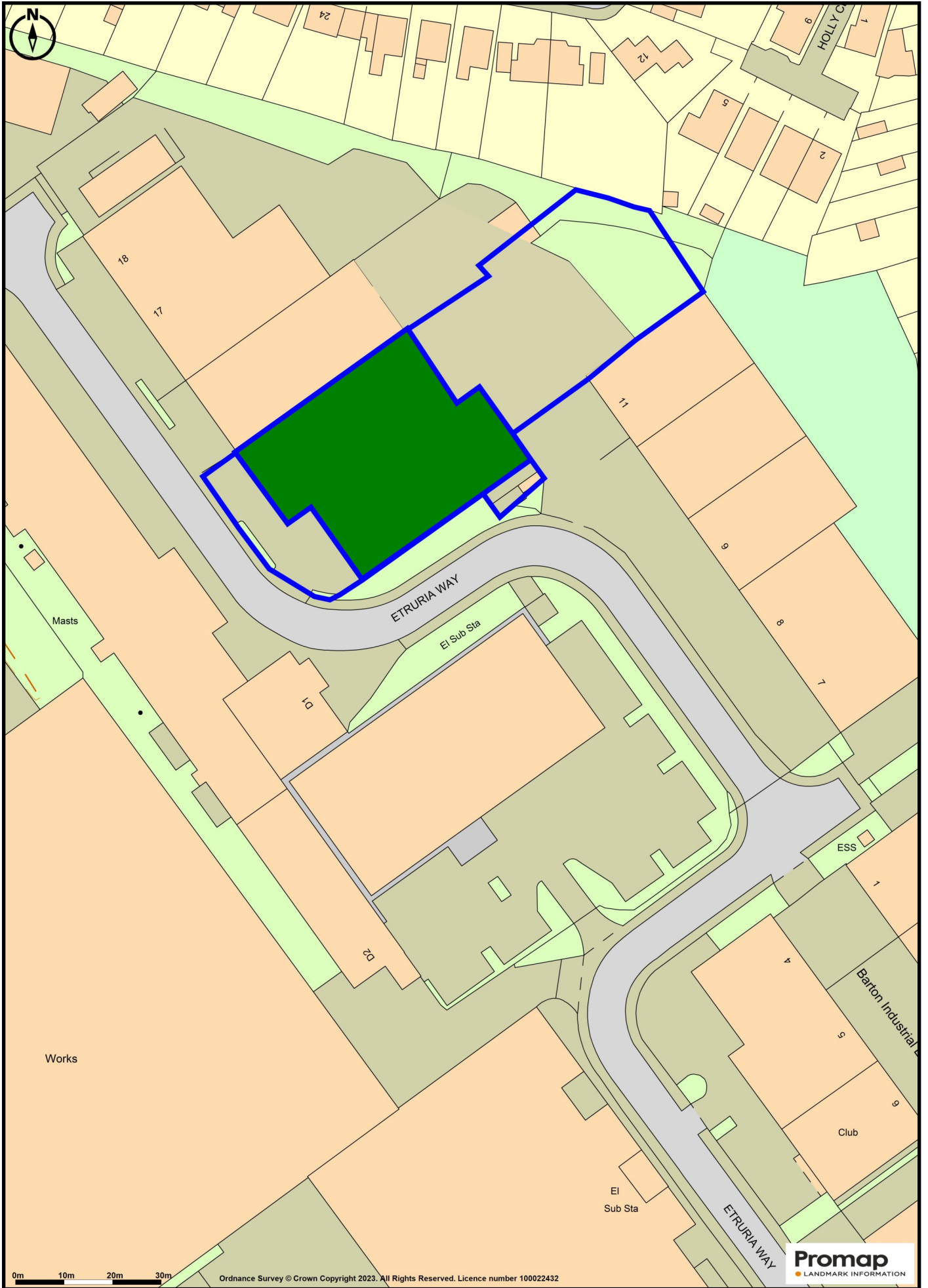
Photography and further information is available at bulleys.co.uk/1516etruria

VIEWING

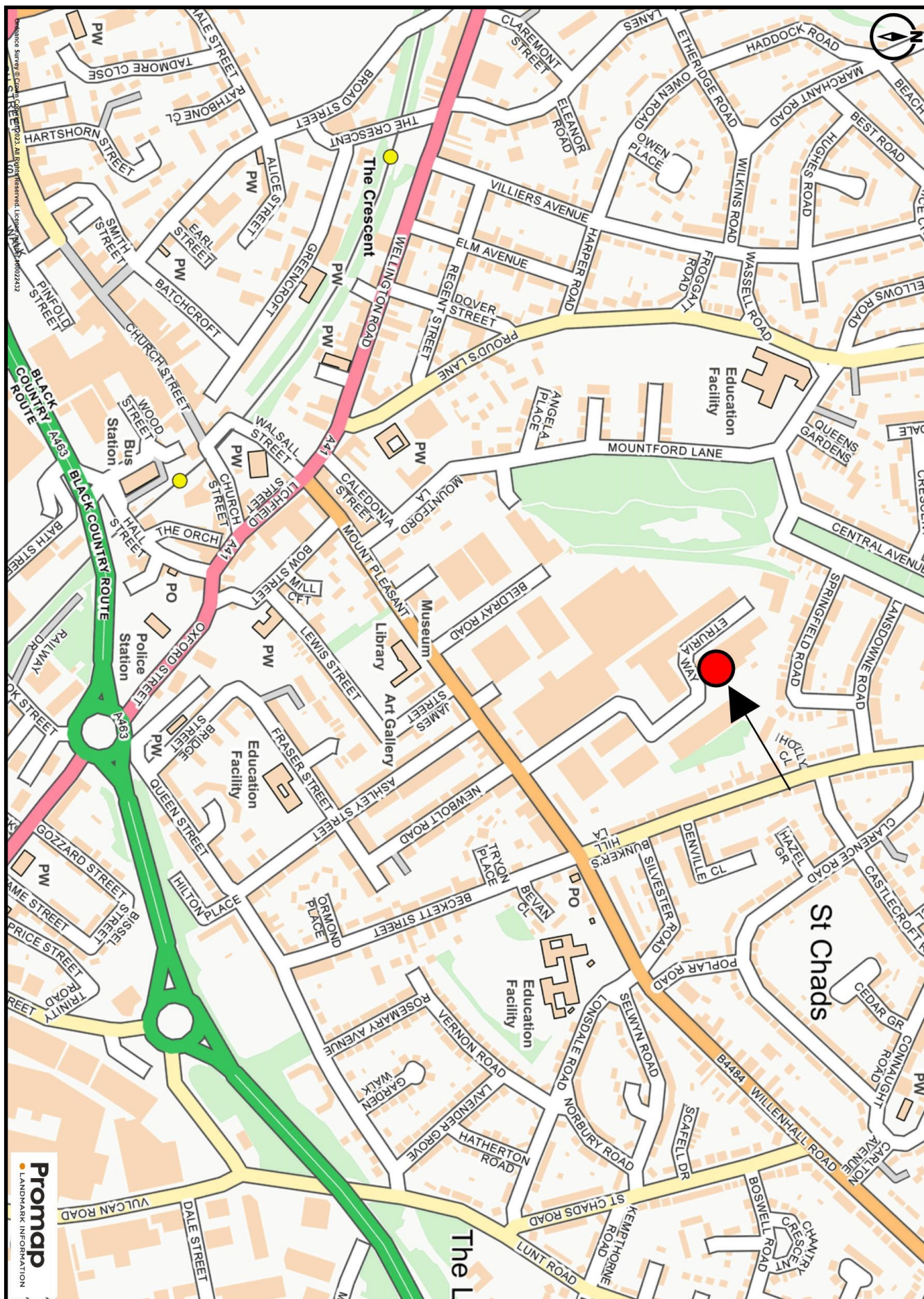
Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713 333

Details prepared 03/23





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 give notice that:

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