

TO LET/MAY SELL

**UNIT B-G BRADLEY LANE/CROSS STREET
BILSTON WV14 8DL**



INDUSTRIAL/WAREHOUSE PREMISES

32,714 sq ft (3,039.37 sq m) (Approx. Total Gross Internal Area)

- Approximate 1.65 acres (0.67 hectares) site area
- Self-contained site
- Detached refurbished building
- Available immediately

LOCATION

The property is located on Bradley Lane, close to the junction with Cross Street in Bilston.

Bilston is located 4 miles South West of Wolverhampton and 10 miles North West of Birmingham.

The A463 Black Country Route provides dual carriageway access to the M5 Motorway and through to the M6 Motorway. Junction 9 of the M6 Motorway is approximately 5 miles distant and Junction 1 of the M5 Motorway is approximately 6 miles distant.



POSTCODE: WV14 8DL



DESCRIPTION

The property comprises a detached two-bay industrial/warehouse building with integral offices situated on a self-contained site with yard areas and a separate car park to the front.

The building is of steel portal frame construction with a lined profile clad roof incorporating roof lights, part brick/block and part lined profile metal sheet elevations and a concrete floor.

The warehouse area is lit by LED lighting, has an eaves height of approximately 5.3 metres and roller shutter access is provided by two doors to the rear elevation and three further doors to the side elevation.

Constructed internally within the rear corner, a two-storey office/amenity block is provided. Comprising on the ground floor, an open plan office/showroom along with an office and W.C and kitchen facilities. At first floor level, a further open plan office and kitchen/staff room. The accommodation is fitted out with carpet, central heating radiators and double glazed UPVC windows. The ground floor has a suspended ceiling with recessed lighting and the first floor is lit by strip lighting.

A mezzanine storage area is constructed above the open plan showroom/office accommodation with access via two staircases from the ground floor warehouse together with forklift access.

Externally, the property has a large concrete surfaced yard to the side and rear with gated access from Bradley Lane, together with a separate hardcore surfaced car park to the front of the building.



ACCOMMODATION

	SQ M	SQ FT
Warehouse	2,461.05	26,490
Ground floor office	295.38	3,179
First floor office	79.38	854
Mezzanine	203.56	2,191
TOTAL Approx. Gross Internal Area	3,039.37	32,714

The site area is approximately 1.65 acres (0.67 hectares).

BUSINESS RATES

Rateable Value 2023 - £112,000

EPC

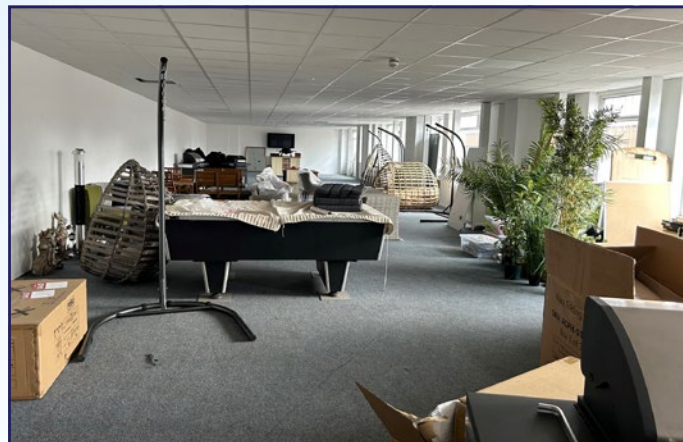
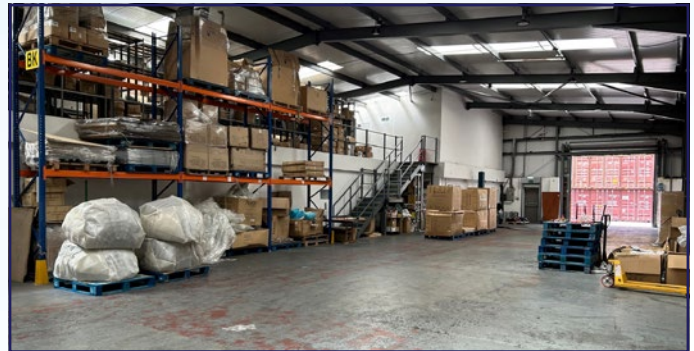
EPC rating of C (64).

TENURE

The property is available on a new Full Repairing and Insuring Lease, for a term of years to be agreed.

RENTAL/PRICE

On application.



SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose.

The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G7212 Date: 10/24

Harris Lamb Limited Conditions under which particulars are issued.

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