

TO LET/MAY SELL



Rare Opportunity to Acquire Freehold



Industrial Warehouse Unit with Offices
12,197 sq ft (1,133 sq m)

Unit 2 Beldray Park, Mount Pleasant,
Bilston, WV14 7NH

UNIT 2 BELDRAY PARK WV14 7NH

Description

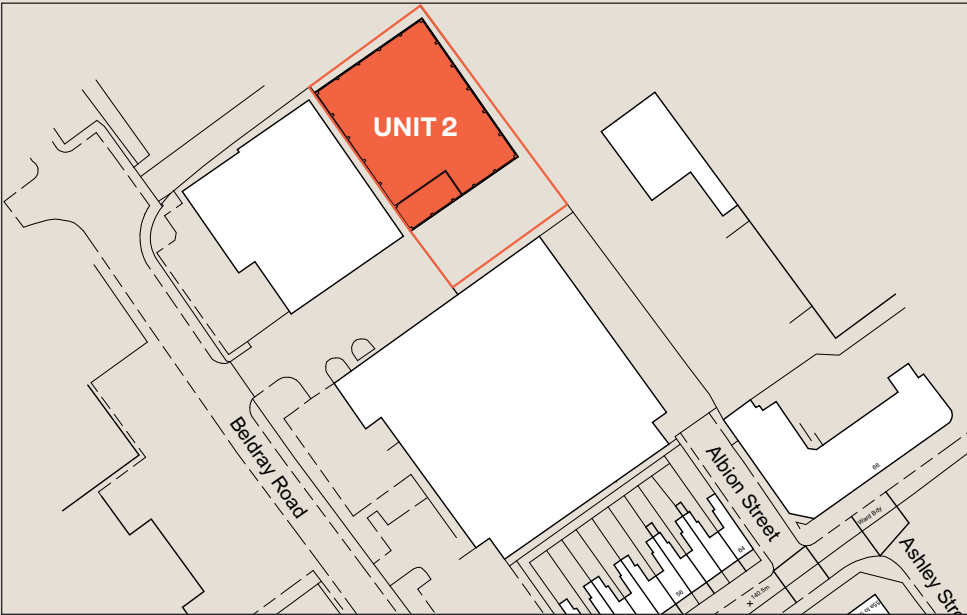
Unit 2 comprises a modern detached portal frame single bay industrial property with a single storey administration block, demised yard and parking.

The fabric is of part block/part clad elevations surmounted by a profile roof incorporating translucent roof lights with a brick administration block to the front elevation.

The warehouse provides single electric roller shutter door, concrete floor, fluorescent lighting and electric blower heaters. A mezzanine is provided above the single storey administration block.

The administration block provides staff welfare facilities and offices. The offices are predominantly carpeted throughout, with double glazed windows, gas fired central heating and suspended ceilings with recessed lights.

Externally, the unit provides a fenced and gated estate yard with demised car parking.



The unit benefits from the following specification:



Office Accommodation



Roller shutter door



7.9m eaves

Accommodation	Size (sq ft)
Warehouse	10,334
Offices	904
Mezzanine	959
Total	12,197



Secure gated estate yard



Car parking



Rare freehold availability

EPC
EPC Rating C-69.



UNIT 2 BELDRAY PARK WV14 7NH

pits.ropes.fund

Location

Beldray Park is situated approximately 1/2 mile from Bilston town centre accessed via the A41 Lichfield Street and B4484 Mount Pleasant Road. The estate is accessed via the A463 Black Country Route off J10 M6 approximately 3.5 miles distant. The Bilston Central West Midlands Metro stop is also less than 1/2 a mile away.

Tenure

The property is available on a leasehold and freehold (free of occupation) basis.

Rent/Price

Rental and freehold price on application.

Business Rates

2023 Rateable Value £57,500 (Warehouse & Premises).

Services

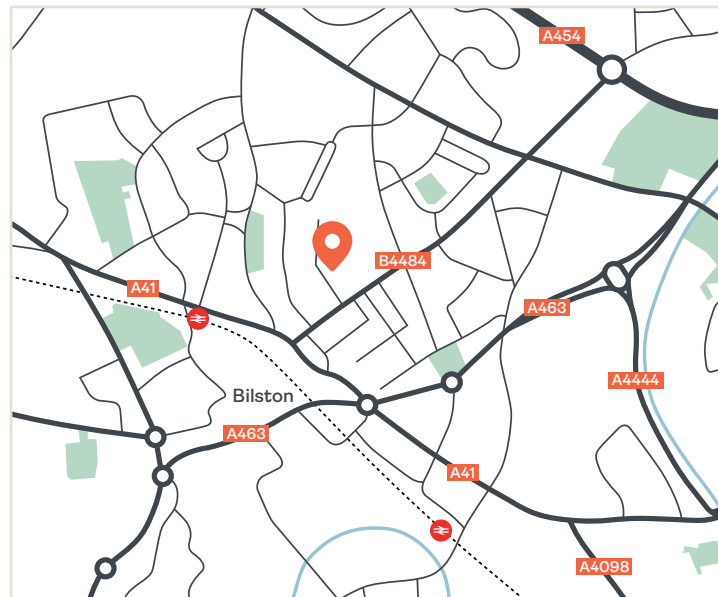
The agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant/purchaser is advised to obtain verification from their solicitor or surveyor.

VAT

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

Anti-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.



Terms

We are instructed to invite offers for leasehold but a freehold sale may be considered. Please contact the joint selling agents for further information.

Viewing / Further Information

For further information or to arrange a viewing please contact any of the joint agents:



Neil Slade
neil.slade@harris lamb.com
07766 470 384



James Bird
james.bird@bulleys.co.uk
07894 930 592

Delivered by



Colmore Capital

Important notice relating to the misrepresentation act 1967 and the property misdescription act 1991

Harris Lamb and Bulleys on their behalf and for the sellers 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, nor 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 employed by Harris Lamb and Bulleys has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is July 2025.