



# TO LET

## REFURBISHED INDUSTRIAL WAREHOUSE WITH OFFICES, YARD & PARKING

Unit 1 Beldray Park, Mount Pleasant, Bilston, WV14 7NH



### 36,832 sqft

(3,421 sqm) approx

**FULLY REFURBISHED TO HIGH STANDARD**

**HQ OFFICES, DEMISED YARD AND PARKING AREAS**





## LOCATION

Beldray Park is situated approximately ½ 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.

## DESCRIPTION

Unit 1 comprises a modern detached portal frame 2-bay industrial property with two storey offices, demised yard and parking. The fabric is of part block/part clad elevations surmounted by a profile roof incorporating translucent roof lights with brick offices to the front and side elevation. The warehouse provides two electric roller shutter doors, concrete floor, florescent tube and high bay sodium lighting and gas fired heating in part. Offices to ground floor provide a reception, open and private office accommodation, staff kitchen/canteen and W/C's. To the first floor, additional offices are provided with W/C's, kitchenette, canteen and boardroom. A mezzanine is provided above ground floor offices in part. The offices are in the main carpeted throughout with gas fired central heating, double glazed windows and suspended ceilings with recessed lights. Externally, the unit provides a demised car parking with barrier access and service yard.

## TENURE

The property is available on new FRI terms to be agreed

## RENTAL

Headline rent based on £5.25 per sqft

## BUSINESS RATES

On application from the Agent

## ACCOMMODATION

	sqm	sqft
GF/ FF Offices	703.2	7,569.2
Warehouse	2,205.6	23,741.1
Stores/Works Canteen	159	1,711.5
Mezzanine	354	3,810.5
<b>TOTAL GIA (approx)</b>	<b>3,421.8</b>	<b>36,832.3</b>

## EPC

Rating: C67

## SERVICES

The agent has 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 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



## VIEWING

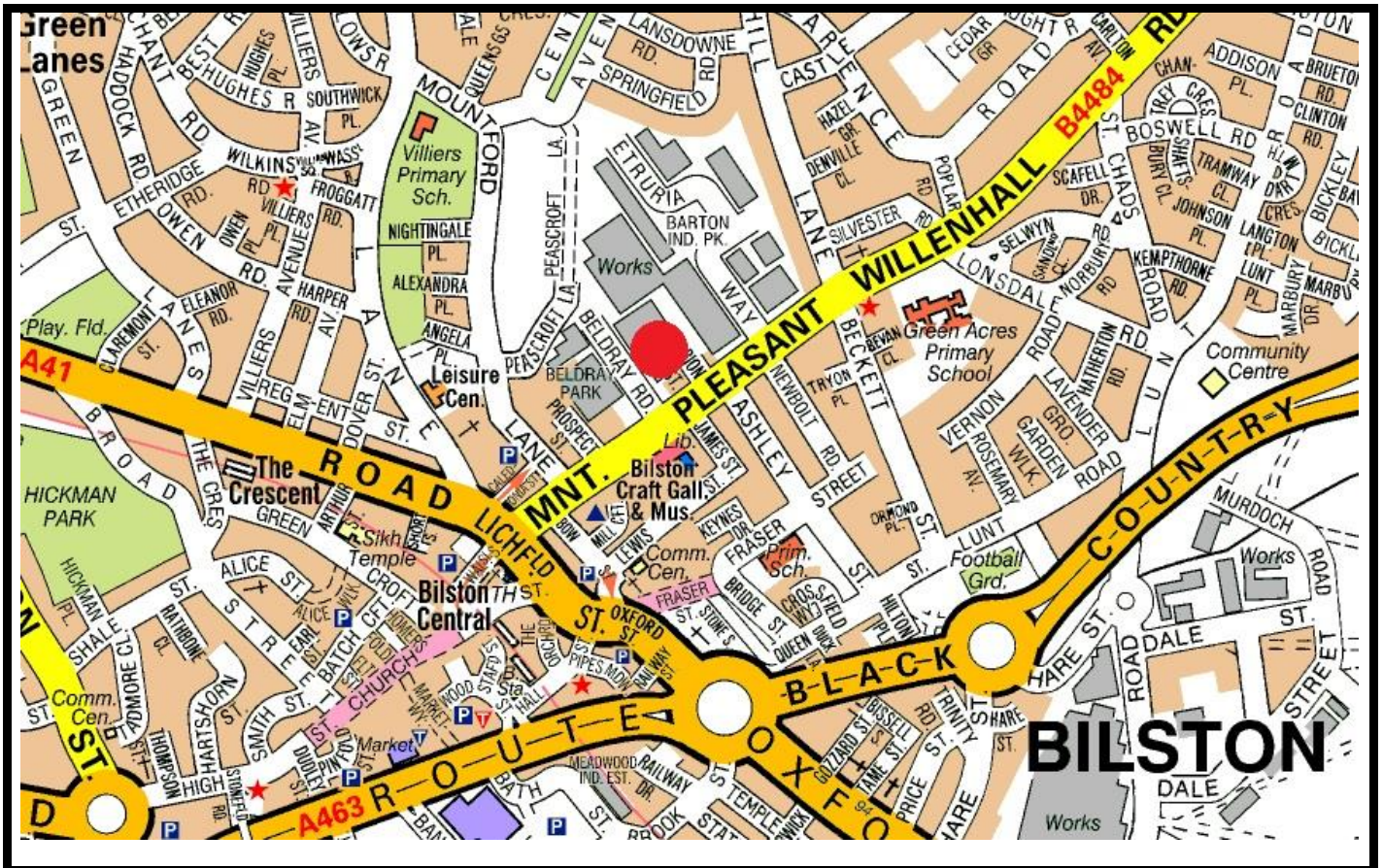
Strictly via sole agents Harris Lamb

**Contact:** Neil Slade (neil.slade@harrislamb.com)  
**Date:** February 2022

**SUBJECT TO CONTRACT**







Unit 1 Beldray Park  
Mount Pleasant  
Bilston  
WV14 7NH



Not to Scale  
For identification purposes  
only.

**harrislamb**  
PROPERTY CONSULTANCY