

ATLAS TRADING ESTATE, CROSS STREET, BRADLEY, BILSTON, WV14 8TT



Unit K

Units M & N



TO LET

GROUND FLOOR INDUSTRIAL/WAREHOUSE ACCOMMODATION

Unit I – 4,883 sq.ft/453.64 sq.m

Unit J – 3,972 sq.ft/369 sq.m

Unit K – 9,456 sq.ft/878.48 sq.m

Unit M – 3,350 sq.ft/311.22 sq.m

Unit N – 3,410 sq.ft/316.79 sq.m

- Excellent off-street loading/car parking.
- Ease of access for articulated vehicles.
- Substantial roller shutter door access.
- Portal framed/open span.
- In close proximity to the Black Country Spine route.



Stephens McBride Chartered Surveyors & Estate Agents
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www.smbsurveyors.com

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LOCATION

The units form part of an industrial/warehouse complex, accessed via Cross Street/Bradley Lane.

The estate is located approximately 1 mile from the Black Country Spine Road (A41 – dual carriageway link between junction 10 of the M6 motorway and Junction 1 of the M5 motorway).

The main Birmingham New Road (A4123), situated approximately 1.75 miles south west, provides direct dual carriageway access to junction 2 of the M5 motorway.

Wolverhampton City Centre is located approximately 3.5 miles north west and Birmingham City Centre circa 11 miles south east.

DESCRIPTION

Each unit provides ground floor, open span/portal framed, industrial/warehouse accommodation.

Substantial roller shutter door access. Solid concrete floor structures. Excellent working heights.

The estate has the benefit of timed, electronic, security entrance gates.

TERM

Each unit is available on the basis of a 3 year lease agreement.

ACCOMMODATION

Unit I – 4,883 sq.ft/453.64 sq.m

Unit J - 3,972 sq.ft/369 sq.m

Unit K - 9,456 sq.ft/878.48 sq.m

Unit M - 3,350 sq.ft/311.22 sq.m

Unit N - 3,410 sq.ft/316.79 sq.m

MAINS SUPPLIES

Each unit has the benefit of a 3 phase, 100 amp electrical supply, water and drainage.

Unit K has the benefit of a mains gas supply.

Each unit has its own toilet facilities.

RENTAL

Unit I

£16,000 per annum exclusive.

Unit J

£12,750 per annum exclusive.

Unit K

£26,000 per annum exclusive.

Unit M

£11,800 per annum exclusive.

Unit N

£11,800 per annum exclusive.

For More Information Contact:

Robert Taylor BSc MRICS

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Interior – Unit K



Interior – Unit M



Unit I



Unit J

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SMB
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SERVICE CHARGE/ANNUAL INSURANCE PREMIUM UNIT K

The Incoming tenant will be responsible for payment of a service charge levy and the annual insurance premium.

Rateable value: £23,000
Rates payable circa: £11,270

Further information is available from the sole letting agents.

UNIT M

Rateable value: £14,000
Rates payable circa: £6,860

RENTAL PAYMENTS

Quarterly in advance.

UNIT N

Rateable value: £13,000
Rates payable circa: £6,370

VAT

Rent and service charge payments are subject to VAT.

Small business rates relief may apply.

BUSINESS RATES (CURRENT)

RV – under £12,000 – Rates payable – nil
RV - £12,000 up to £15,000 – Sliding scale.

Unit I

Rateable value: £12,500
Rates payable circa: £6,125

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

UNIT J

Rateable value: £11, 750
Rates payable circa: £5,757

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

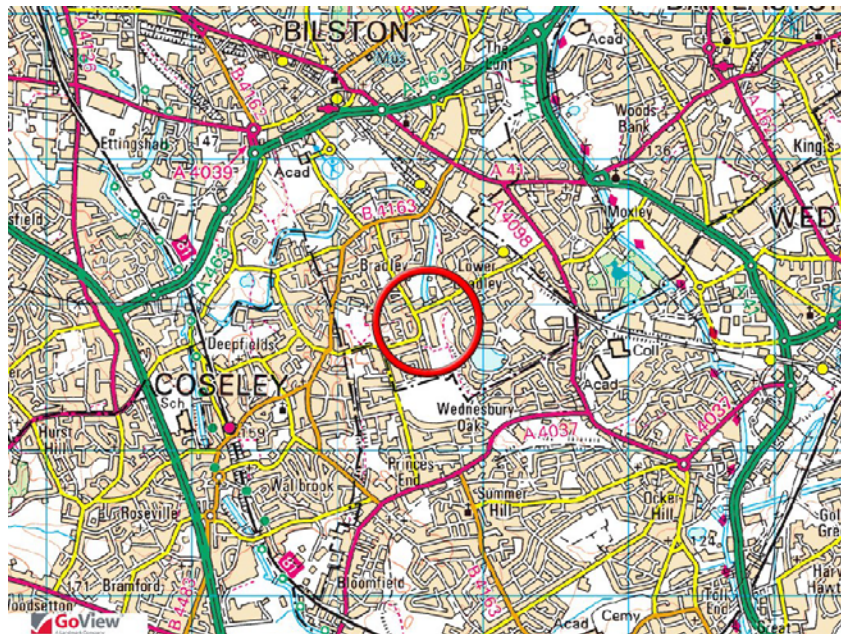
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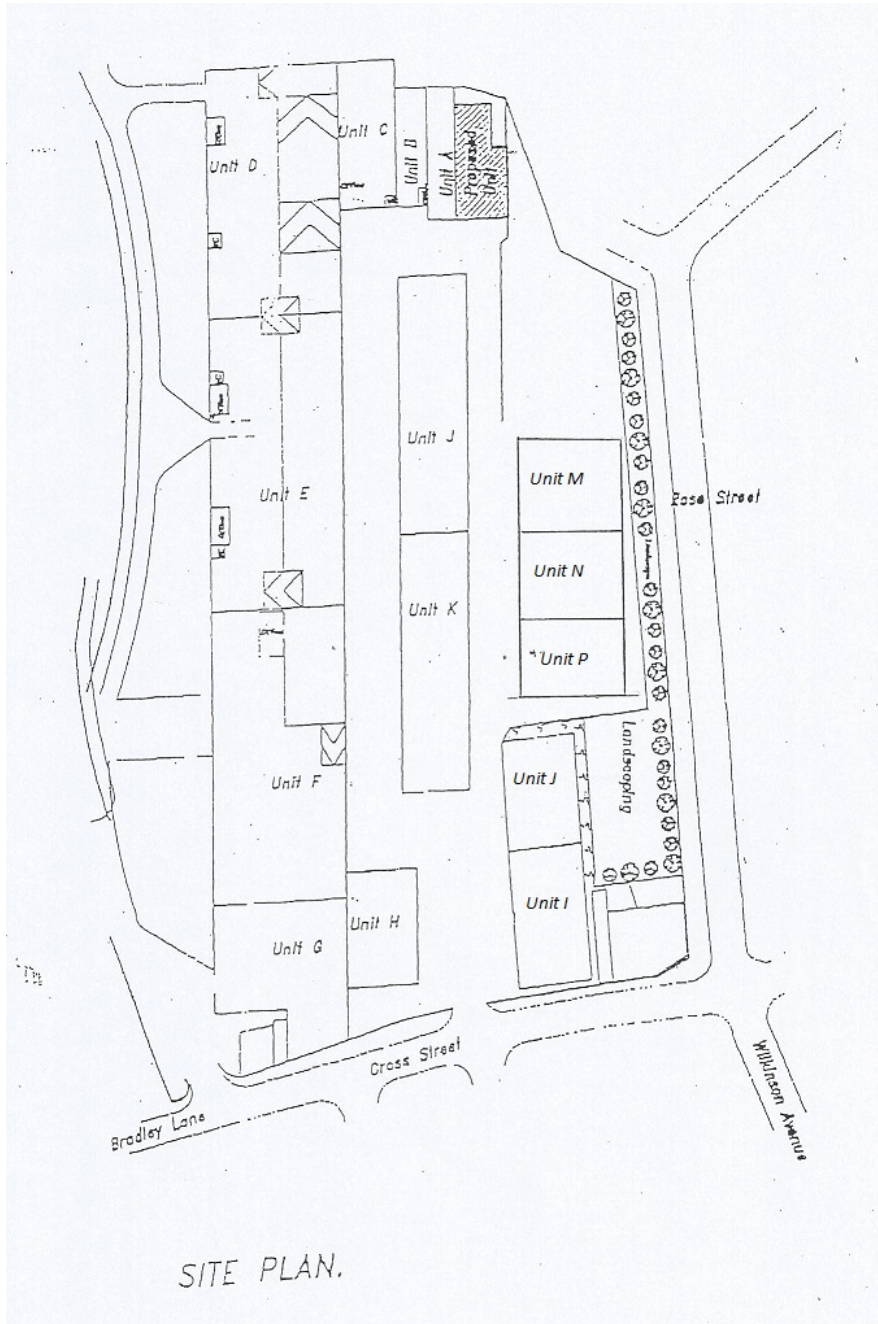
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.