UNITS E2, E3 & J, ATLAS TRADING ESTATE, CROSS STREET, BRADLEY, BILSTON, WV14 8TT (WV14 8TJ)



Units E2 & E3

Unit J



TO LET

UNIT E2 – 1,843 sq.ft/171.21 sq.m

UNIT E3 – 2,285 sq.ft/212.28 sq.m – under offer

UNIT J – 3,878 sq.ft/360.27 sq.m – under offer

- Relatively high bay/open span
- Substantial, electrically operated roller shutter door access
- Gated (electronic)/secure estate
- Excellent off street loading/car parking
- Within close proximity to the Black Country Spine Route
- Ease of access to the national motorway network

Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

Atlas Trading Estate, accessed via Cross Street/Bradley Lane, is located approximately 1 mile from the Black Country Spine Road (A41 – dual carriageway link between Junction 10 of M6 motorway and Junction 1 of M5 Motorway).

Birmingham New Road (A4123), within 1.75 miles distance, provides direct dual carriageway access to Junction 2 of M5 motorway.

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

DESCRIPTION

Relatively high bay, open span/portal framed, industrial/warehouse accommodation.

Substantial, roller shutter door access.

Excellent off-street loading/car parking.

ACCOMMODATION

Unit E2 – 1,843 sq.ft/171.21 sq.m
Unit E3 – 2,285 sq.ft/212.28 sq.m
Unit J – 3,878 sq.ft/360.27 sq.m

ASKING RENTAL LEVELS

Unit E2 - £13,000 pax
Unit E3 - £16,000 pax
Unit J - £23,250 pax

TERM

Each unit is available on the basis of either, a 3 or 5 year term.

RENTAL PAYMENTS

Quarterly in advance.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

PERMITTED USE

All uses will be considered, with the exception of any form of recycling, car repairs or car part storage

VAT

VAT is applicable.

ANNUAL INSURANCE PREMIUM/SERVICE CHARGE

UNIT	ANNUAL INSURANCE PREMIUM	ANNUAL SERVICE CHARGE
E2	£370	£275
E3	£460	£350
J	£775	£580

BUSINESS RATES

At present, separate business rate assessments are not available.

Further information is available from the sole letting agents.

Small Business Rates Relief may apply.

MAINS SUPPLIES

Each unit has a 3 phase electrical supply, water and drainage.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

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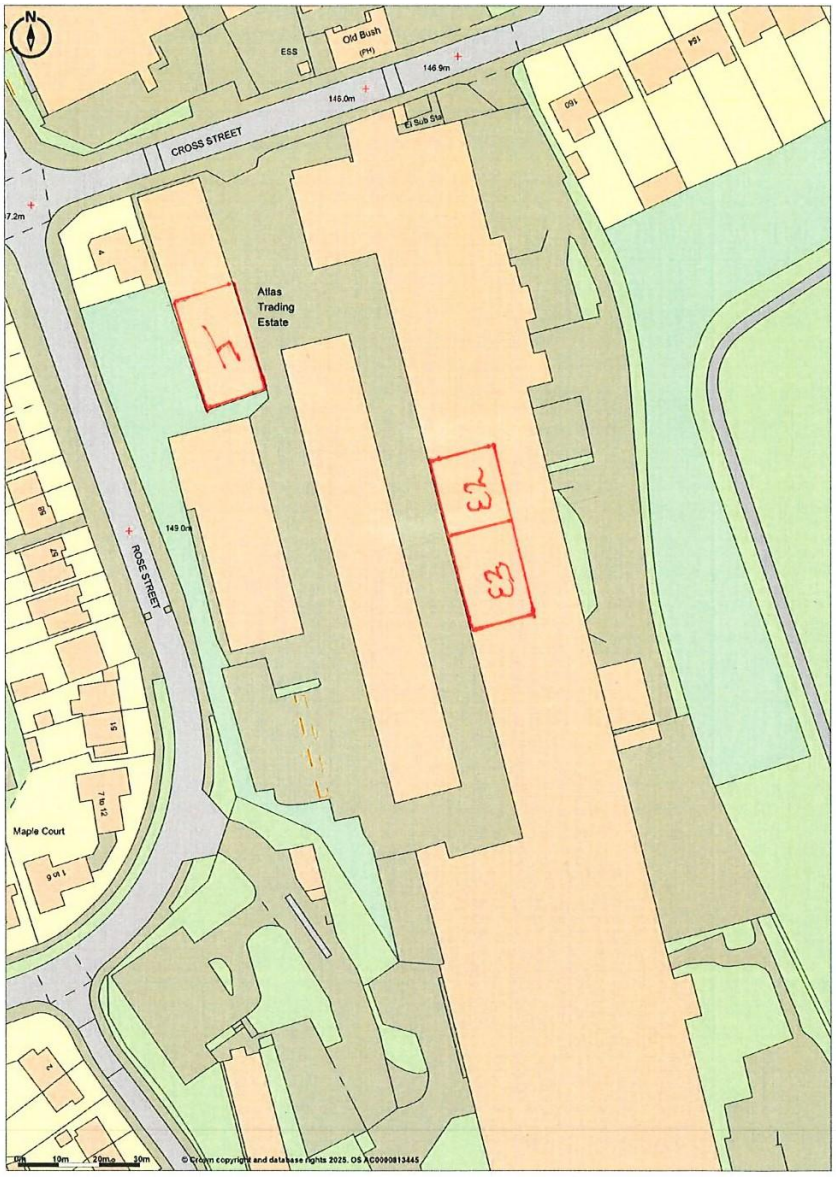
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NOTICE

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.

Stephens McBride