

UNIT E, ATLAS TRADING ESTATE, CROSS STREET, BRADLEY,
BILSTON, WEST MIDLANDS, WV14 8TT (WV14 8TJ)



TO LET

GROUND FLOOR INDUSTRIAL/WAREHOUSE ACCOMMODATION

10,500 sq.ft/975.47 sq.m

- The estate provides excellent off-street loading/car parking/ease of access for articulated vehicles.
- 2, separate roller shutter doors.
- Open span/working height 23ft/7m.
- Excellent natural light.
- In close proximity to the Black Country Spine Route.



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), situated approximately 1.75 miles south west, 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

The subject premises provides open span, ground floor, industrial/warehouse accommodation.

Advantages include;

- 2, separate, substantial, roller shutter doors.
- Excellent natural light.
- Open span.
- Minimum working height – **23ft/7m**.
- Excellent off-street loading/car parking.

ACCOMMODATION

10,500 sq.ft/975.47 sq.m

MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, water and foul drainage. No mains gas.

TERM

The property is available on the basis of a 3 year lease agreement (longer if required).

RENTAL

£40,000 per annum exclusive, payable quarterly in advance.

ANNUAL SERVICE CHARGE

Circa, **£2,625**.

ANNUAL INSURANCE PREMIUM

Circa, **£1,680**.

VAT

VAT is applicable.

BUSINESS RATES

At present, the unit has not been separately assessed. Further information is available from the sole letting agents.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

Robert Taylor BSc MRICS

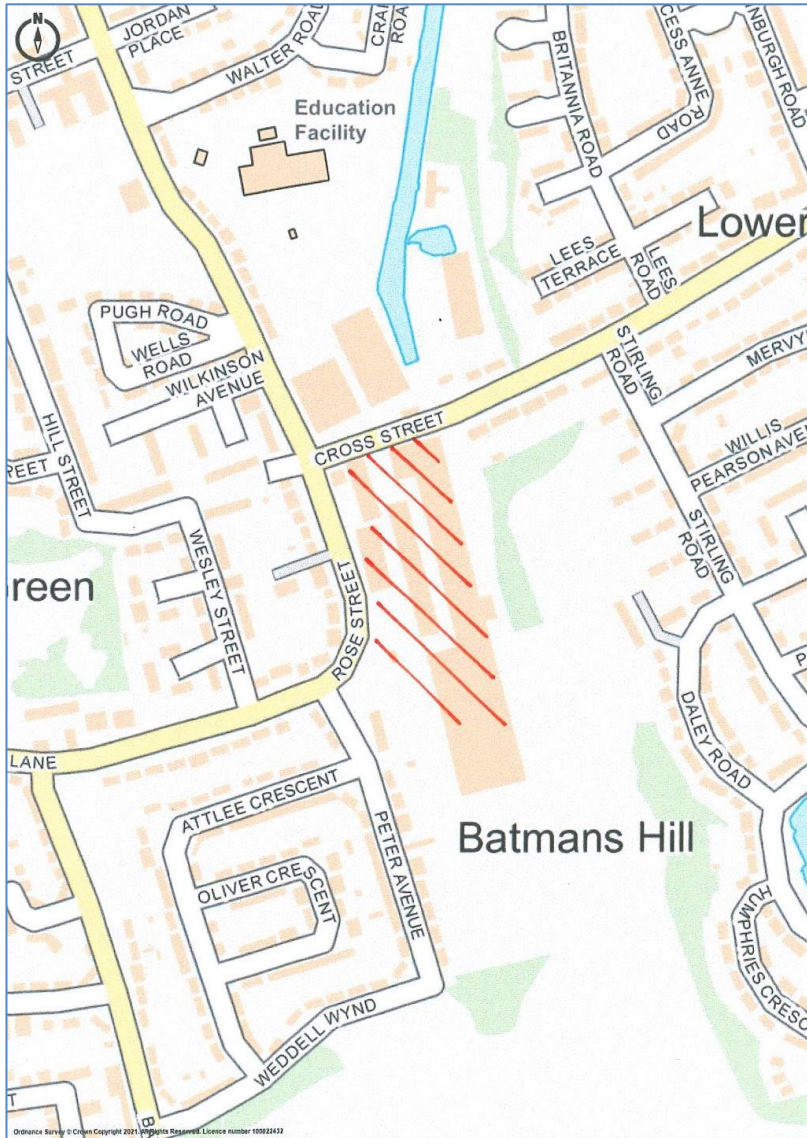
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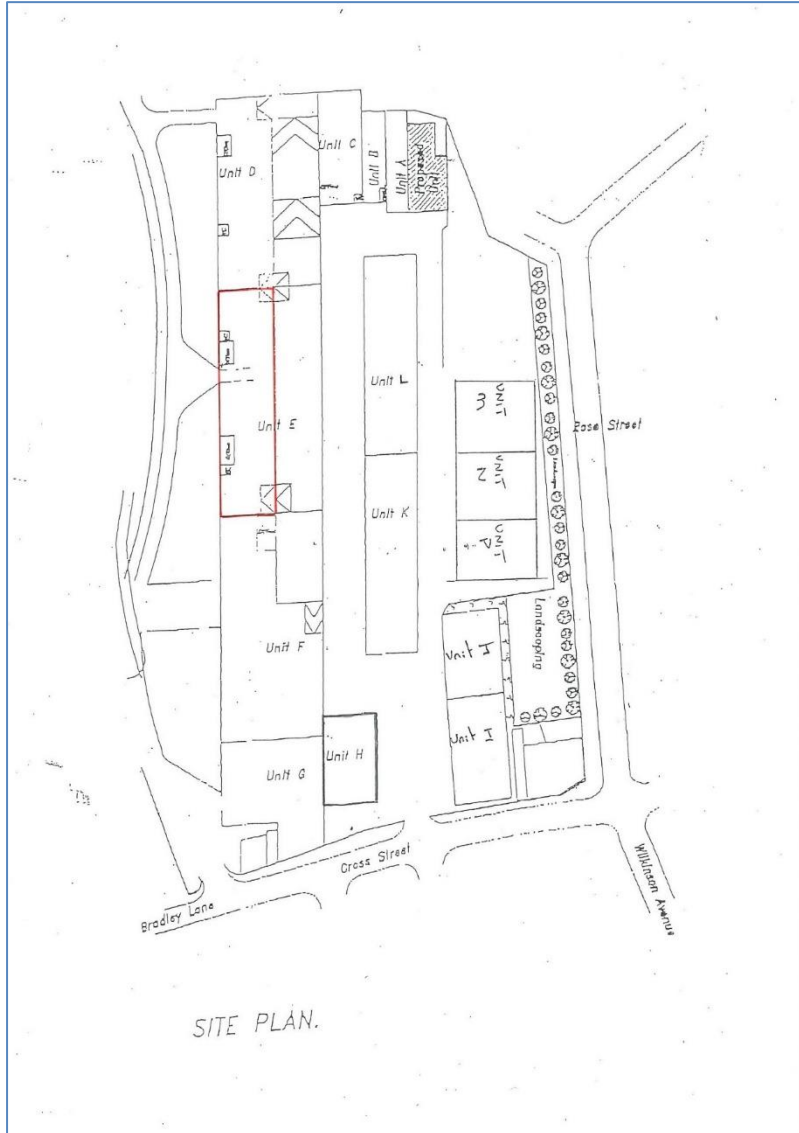
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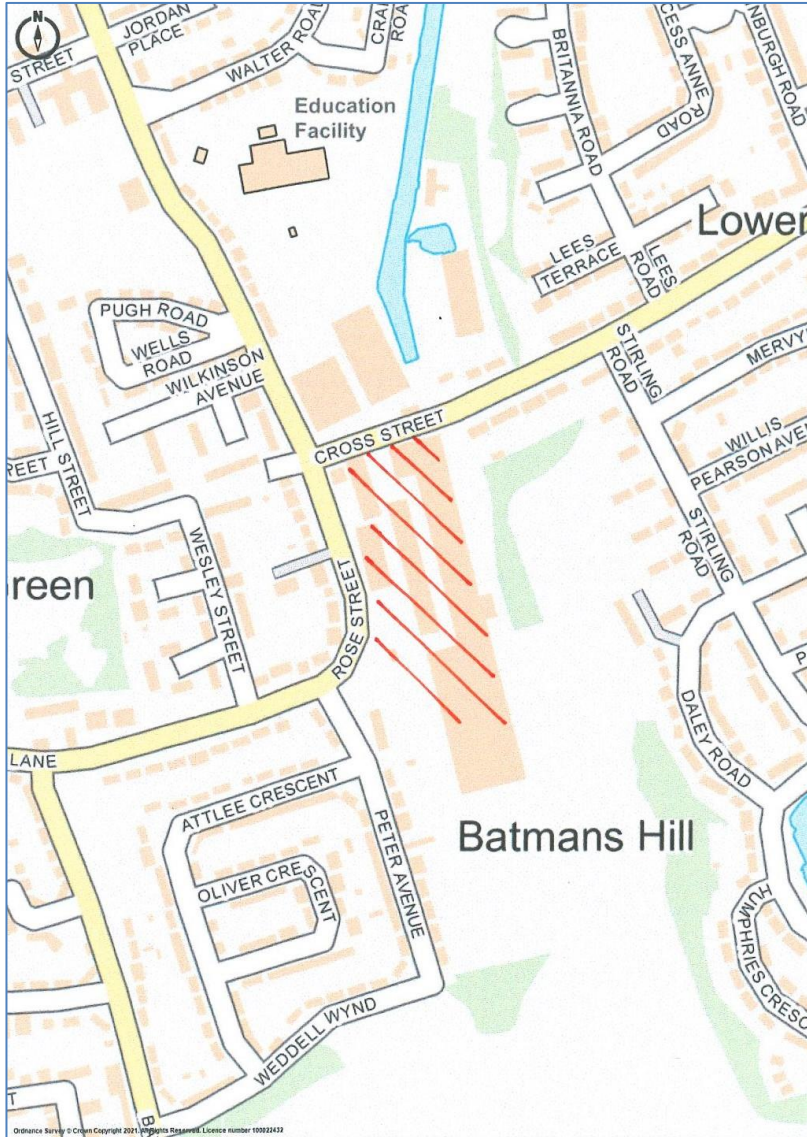
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NOTICE

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.