

ATLAS TRADING ESTATE, CROSS STREET, BRADLEY, BILSTON, WV14 8TT (WV14 8TJ)

Unit M



Unit K



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

Unit C - 4,043 sq.ft/ 375.6 sq.m

Unit D - 16,011 sq.ft/1,487.46 sq.m

Unit K - 9,250 sq.ft/859.35 sq.m

Unit M - 3,371 sq.f.t/313.17 sq.m

- The estate provides 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
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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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

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

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

Unit D has the benefit of an enclosed yard.

The estate is accessed by electronic, security entrance gates.

TERM

Each unit is available on the basis of a Law Society lease.

ACCOMMODATION

Unit C - 4,043 sq.ft/ 375.6 sq.m

Unit D - 16,011 sq.ft/1,487.46 sq.m

Unit K - 9,250 sq.ft/859.35 sq.m

Unit M - 3,371 sq.f.t/313.17 sq.m

MAINS SUPPLIES

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

Unit K has the benefit of a mains gas supply.

For More Information and Viewings

Contact:

Robert Taylor BSc MRICS or Ollie Beard

T: 0121 706 7766

ASKING RENTAL LEVEL

Unit C - £25,000 per annum exclusive.

Unit D - £80,000 per annum exclusive.

Unit K - £40,000 per annum exclusive.

Unit M - £20,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is applicable.

ANNUAL SERVICE CHARGE

An annual service charge is payable for the upkeep of all common areas – circa **25p per sq.ft.**

BUSINESS RATES/RATES PAYABLE

Unit C

Rateable Value: **£11,750** – Rates Payable circa **£5,875**

Small Business rates relief may apply.

Unit D

Rateable Value: **£34,750** – Rates Payable circa **£17,375**

Unit K

Rateable Value: **£23,000** – Rates Payable circa **£11,500**

Unit M

Rateable Value: **£13,000** – Rates Payable circa **£6,500**

OCCUPATION

Immediate occupation is available on completion of a Law Society lease agreement.

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Unit C



Unit D



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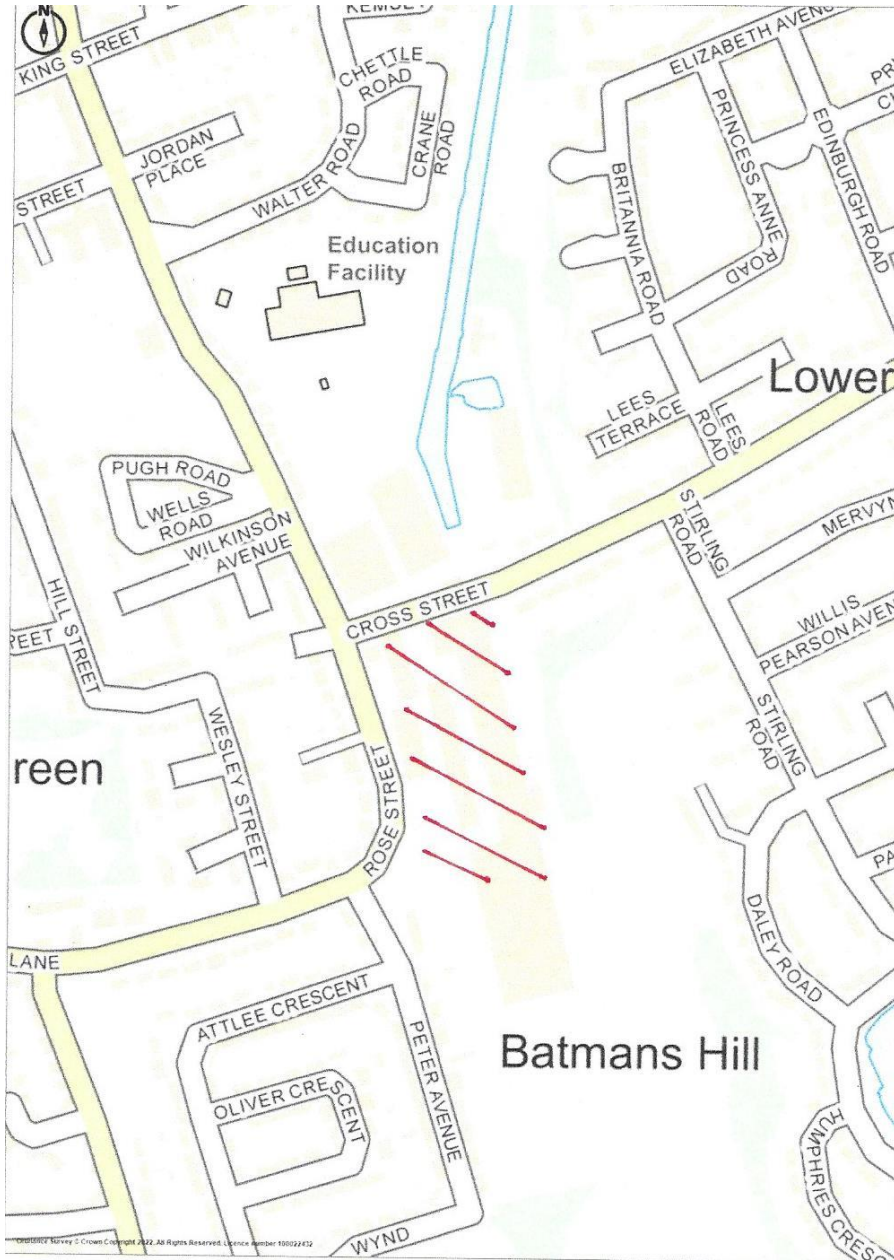


SITE PLAN.

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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.