



TO LET

INDUSTRIAL/ WAREHOUSE/ RETAIL WAREHOUSE PREMISES

LOXDALE INDUSTRIAL ESTATE NORTHCOTT ROAD, BILSTON, WV14 OTP



25,437 sqft (2,363.2 sqm)

Approx Gross Internal Area

Site area approx. 1.46 acres (0.59 hectares)

Detached building

Self-contained site

▶ ▶ ▶ ▶ ▶ ▶ **Available from March 2024**



Location:

The property is located on the corner of Loxdale Street and Northcott Road in Bilston.

Bilston is located 4 miles South West of Wolverhampton and 10 miles North West of Birmingham.

Junction 9 of the M6 Motorway is approximately 3 miles distant and Junction 1 of the M5 Motorway is approximately 4 miles distant.

Description:

The property comprises a detached two-bay industrial/warehouse building with the following specification:

- Steel portal frame
- The warehouse is lit
- 5.96m eaves height
- Integral offices
- Large secure yard extending to 0.68 acres (0.27 hectares)
- The Landlord will install level access loading doors

Accommodation:

	Sq.m	Sq.ft.
Warehouse		
Total Approx. Gross Internal Area	2,363.2	25,437

The site area is approximately 1.46 acres (0.59 hectares).

Planning:

We understand the premises currently has planning for retail use (Use Class E) although the premises could suit a variety of uses including industrial/warehouse operations subject to planning.

Applicants are advised to make their own enquiries with the relevant planning authorities.

Business Rates

Rateable Value 2023 - £142,000

EPC

Awaiting EPC assessment

Tenure

The property is available on a new Full Repairing and Insuring Lease, for a term of years to be agreed.

Rental:

£152,622 per annum, exclusive

Services:

The agent has not tested any apparatus, equipment, fixtures, 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.

Legal Costs:

Each party to bear their own legal costs incurred in a transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





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.

**75-76 Francis Road
Edgbaston
Birmingham
B16 8SP**

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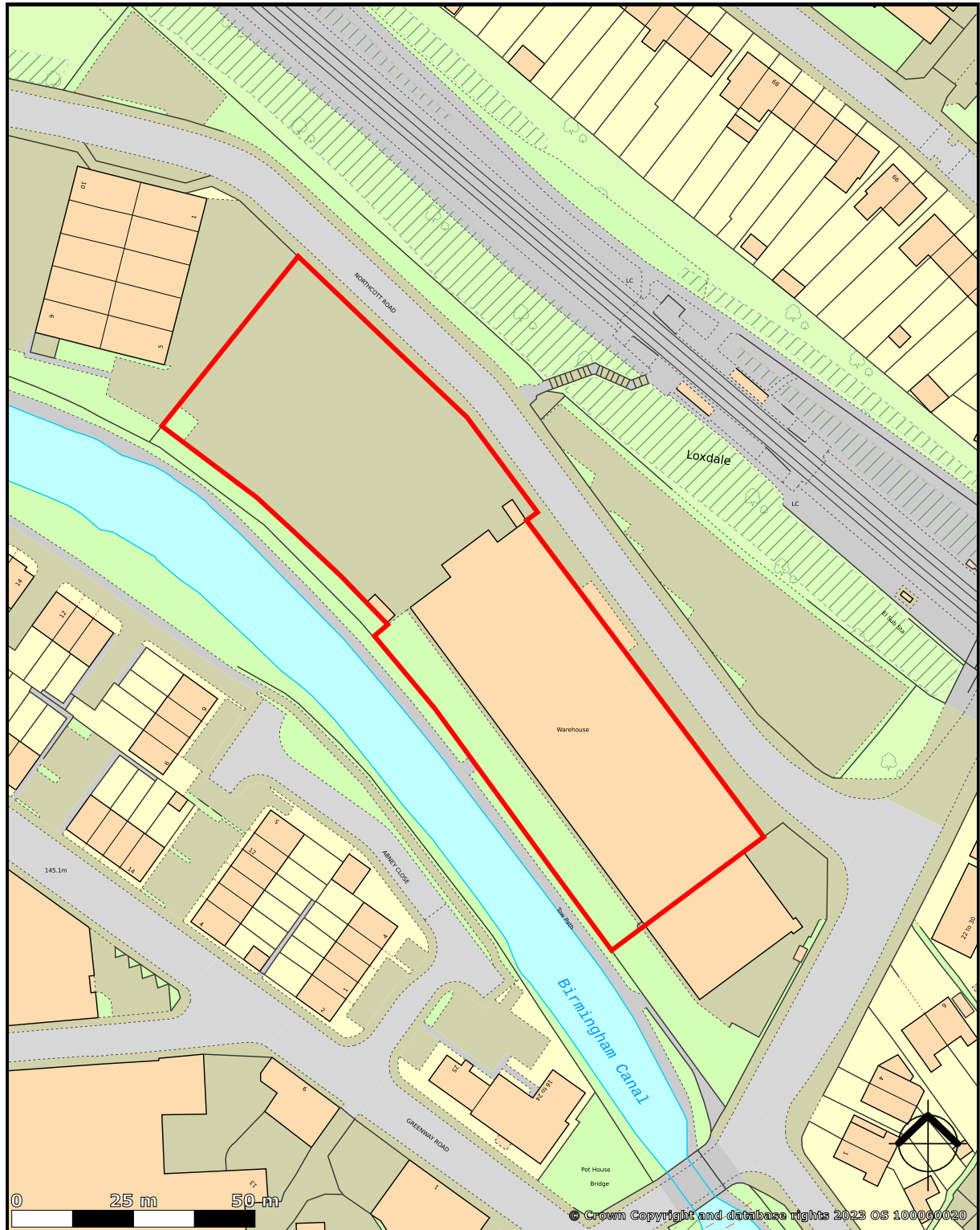
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**Ref: G008016
Date: August 2023**

SUBJECT TO CONTRACT





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Plotted Scale - 1:1,250

Loxdale Industrial Estate, Northcott Road, Bilston, WV14 0TP



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Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract