

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



TO LET

Detached Warehouse Retail Premises with Large Car Park

Gross Internal Area: 30,411 ft² (2,825.31 m²)

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 prominent retail warehouse premises with frontage to Loxdale Street and Northcott Road.

The property is of steel portal frame construction being a single bay with access from the main car parking area and Northcott Road.

The property benefits from a min 6m eaves height, integral offices, LED lighting and heating.

A large car parking/yard area extending to 0.68 acres also serves the property.

Accommodation

Main Warehouse	25,437	2,363.20
Front Warehouse	4,974	462.11
Total (GIA)	30,411 ft²	2,825.31 m²

The site area is approximately 1.46 Acres (0.59 Hec) or thereabouts.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £197,500 per annum exclusive with landlords works to be considered.

Service Charge

None Payable.

Business Rates

Rateable Value 2023 - £142,000

VAT

All prices quoted are exclusive of VAT which may be payable.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Planning Use

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.

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 are to bear their own legal costs incurred during this transaction.

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on 0121 638 0500

