



**SIDDALL JONES**

## Loxdale Industrial Estate

Northcott Road, Bilston, WV14 0TP

**Detached Warehouse Retail  
Premises with Large Car  
Park In Bliston 30,411 Sq ft.**

**30,411 sq ft**  
(2,825.27 sq m)

- Large Carpark
- Detached Warehouse
- LED Lighting
- Integral Offices

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

## 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.

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Main Warehouse	25,437	2,363.17	Available
Building - Front Warehouse	4,974	462.10	Available
<b>Total</b>	<b>30,411</b>	<b>2,825.27</b>	

## 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

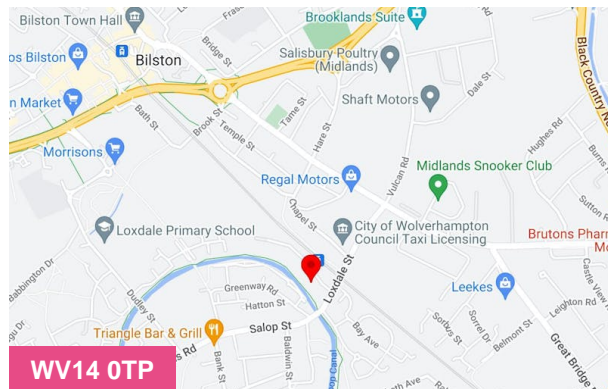
Rateable Value 2023 - £142,000

VAT

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

Energy Performance Certificate (EPC)

Available upon request from the agent.



## Summary

<b>Available Size</b>	30,411 sq ft
<b>Rent</b>	£197,500 per annum
<b>Rateable Value</b>	£142,000
	Rateable Value 2023 - £142,000
<b>Service Charge</b>	None Payable.
<b>Car Parking</b>	£-1 per space / annum Large Car Park
<b>VAT</b>	Applicable. All prices quoted are exclusive of VAT which may be payable.
<b>Legal Fees</b>	Each party to bear their own costs. Each party are to bear their own legal costs incurred during this transaction.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



**Edward Siddall-Jones**

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## 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.