

TO LET

Industrial and Warehouse

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

1,000 sq ft (92.90 sq m)



- Use Classes B1, B2 and B8
- Units Available on Competitive Terms
- No VAT payable on rent or service charge

Loxdale Industrial Estate, Bilston

LOCATION

Loxdale Industrial Estate is located to the South East of Wolverhampton City Centre in Bilston. The Estate is accessed from the A41 Oxford Street via Loxdale Street Street and Northcott Road which provides good access to the motorway network via the M6 at Junction 10

DESCRIPTION

The Estate comprises 15 units, each unit has a small yard to the front of the unit open to a secure yard. The units have a roller shutter door to the front with an integral pedestrian door. Internally the units comprise a main area with partitioned toilets and in some cases an office area.

SCHEDULE OF ACCOMMODATION

| Unit | Sq. M | Sq ft | Rent | Rateable Value |
|------|-------|-------|--------|----------------|
| 2 | 93 | 1,000 | £5,500 | £4,150 |
| 4 | 93 | 1,000 | £5,500 | £4,100 |
| 10 | 93 | 1,000 | £5,500 | £4,100 |

TERMS

The units are available by way of a new full repairing and insuring lease for a term of years to be agreed subject to Formal Client Approval.

SERVICE CHARGE

Payable towards the Landlords costs for maintenance of the common parts and building insurance.

ENERGY PERFORMANCE CERTIFICATE

Available upon request

COSTS

The incoming tenant is expected to cover the Council's reasonable legal costs of (£550) and a reservation fee of £250 payable upon agreement of terms.

SERVICES

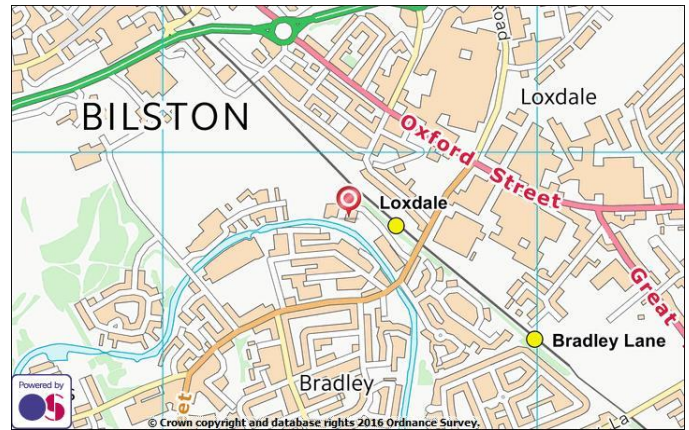
We understand that the property is connected to all mains services except gas but we have not carried out any tests in this regard.

Note: None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves as to their condition and suitability for their requirements.

BUSINESS RATES

The ingoing tenant will be liable for payment of business rates however Small Business Rate Relief may be applicable

Uniform Business Rate (2019/20) 49.1p in £



VAT

The Industrial Estate is not registered for VAT.

CONTACT

Matthew Kitson
0121 212 7618

matthew.kitson@brutonknowles.co.uk

Important Notice

Julie Mills
0121 212 7637

julie.mills@brutonknowles.co.uk

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