

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**INDUSTRIAL/WAREHOUSE PREMISES**



**UNITS E1, E2 & E3, ATLAS TRADING ESTATE, BILSTON,  
WOLVERHAMPTON, WV14 8TJ**

**1,805 - 5,932 SQ FT (167.7 - 551 SQ M)**

- ESTABLISHED INDUSTRIAL LOCATION
- SELF-CONTAINED UNITS
- SUITABLE FOR STORAGE
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The unit forms part of an industrial/warehouse complex, accessed via Cross Street/Bradley Lane. The estate is located approximately 1 mile from the Black Country Spine Road (A41 – dual carriageway link between junction 10 of the M6 motorway and Junction 1 of the M5 motorway). The main Birmingham New Road (A4123), situated approximately 1¼ miles south west, provides direct dual carriageway access to junction 2 of the M5 motorway. Wolverhampton City Centre is located approximately 3½ miles northwest and Birmingham City Centre is approximately 11 miles south east.

**DESCRIPTION**

The premises comprise of an industrial/warehouse building of portal frame construction and a pitched asbestos roof, which is supported by a light steel truss. Internally, the property benefits from concrete floor, WC facilities, breeze block walls to approximately 2 metres high with metal sheet cladding thereafter. The roof has translucent panels with suspended high intensity sodium lighting. The property has an eaves height ranging between 6.8m to 9.45m. Access is via metal electric shutters to the front.

**ACCOMMODATION**

AREA	SQ FT	SQ M	RENT PAX
Unit E1	1,837	170.6	£12,000
Unit E2	1,805	167.7	£12,000
Unit E3	2,289	212.6	£15,000
TOTAL	5,932	551	£39,000

**PLANNING**

Interested parties should contact Wolverhampton City Council Planning Department on 01902 551155.

**SERVICES**

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

**ENERGY PERFORMANCE CERTIFICATES**

Details available upon request.

**TENURE/RENT**

The units are available on a leasehold basis. All quoting rent are detailed in the table above payable per annum exclusive, subject to contract. Terms to be agreed.

**ESTATE CHARGE**

We are aware that an estate charge is to be levied for the common parts.

**BUSINESS RATES**

Interested parties should contact Wolverhampton City Council Business Rate Department on 01902 551166.

**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.

**VAT**

We understand that the property is elected for VAT.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred during this transaction.

**VIEWING**

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

**CONTACT DETAILS**

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