

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



**UNITS C, D, K & M, ATLAS TRADING ESTATE, BILSTON,
WOLVERHAMPTON, WV14 8TJ**

3,351- 32,745 SQ FT (331- 3,042 SQ M)

- ESTABLISHED 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 a portal frame construction and a pitched asbestos roof, with translucent panels which is supported by a light steel truss. Internally, the property benefits from concrete floor, strip fluorescent lighting, 3 phase electricity, crange and WC facilities. The eaves height ranges between 5.2 metres to 9.7 metres. Access is via metal electric shutters to the front.

ACCOMMODATION

AREA	SQ FT	SQ M	RENTAL (£PA)
Unit C	4,042	375.5	£25,000
Unit D	16,011	1,487.5	£80,000
Unit K	9,151	850.1	£45,000
Unit M	3,351	331.3	£20,000
TOTAL	32,745	3,042.1	

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 property is available on a leasehold basis, subject to contract.
Terms to be agreed. All rents are detailed in the table above.

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 Rates 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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Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.