



## Unit 4, Barton Industrial Estate, Etruria Way Bilston, Near Wolverhampton, WV14 7LH

- End of terrace industrial unit with integral offices 4,000 sq ft (371.60 sq m)
- Secure surfaced front yard/car parking area
- Shared loading yard to the rear with gated access
- Situated on popular industrial estate close to Bilston town centre

# Unit 4, Barton Ind Est

## Etruria Way, Bilston

### LOCATION

The property is situated in an established industrial area on Barton Industrial Estate, approximately 0.7 miles from Bilston town centre. Neighbouring occupiers include Midwest Motor Factors, Douglas Baker Plastics and Hopkins EC Limited.

There are a number of bus stations nearby, all located within 10 minutes walking distance of the estate, and the nearest train station is in Coseley.

Bilston is an industrial town on the Black Country route, located approximately 2 miles southeast of Wolverhampton city centre via the A41, and 5 miles north of Dudley via the A463 and A4123 Birmingham New Road. Birmingham is approximately 14.5 miles to the southeast via the M6.

### DESCRIPTION

The property comprises a terraced industrial unit providing a clear span warehouse with integral single storey office accommodation, accessed via a pedestrian entrance to the front with roller shutter access to the rear. There is also a further personnel access to the rear.

The unit occupies an end of terrace position, being of steel portal frame construction with blockwork elevations having an outer brick skin and insulated steel cladding above. It is surmounted by a pitched and insulated cement fibre board roof incorporating translucent roof lights. The property benefits from security shutters to the doors and windows.

Outside, to the front of the building is a private tarmac car park and gravel display/yard area, which is secured by wire fencing with a gated access. To the rear is a shared concrete loading yard, which is accessed via a communal entrance gate off Etruria Way.

### ACCOMMODATION

Warehouse	3,107 sq ft	288.60 sq m
Offices	893 sq ft	83.00 sq m
<b>Gross Internal Area</b>	<b>4,000 sq ft</b>	<b>371.60 sq m</b>
Total Site Area	0.23 ac	0.09 ha

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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### PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### TENURE

The property is available to let based on a new full repairing and insuring lease on terms to be agreed. Please contact the agent for further details.

### RENT (PRICE)

The quoting rent is £25,000 per annum exclusive. Alternatively, the landlord may consider a sale of the freehold interest at a price to be agreed.

### LOCAL AUTHORITY

City of Wolverhampton Council, Civic Centre, Ring Road St Peters, Wolverhampton, WV1 1SH - Tel: 01902 551155

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £11,750.

### ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an energy rating of C(73).

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3611



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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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