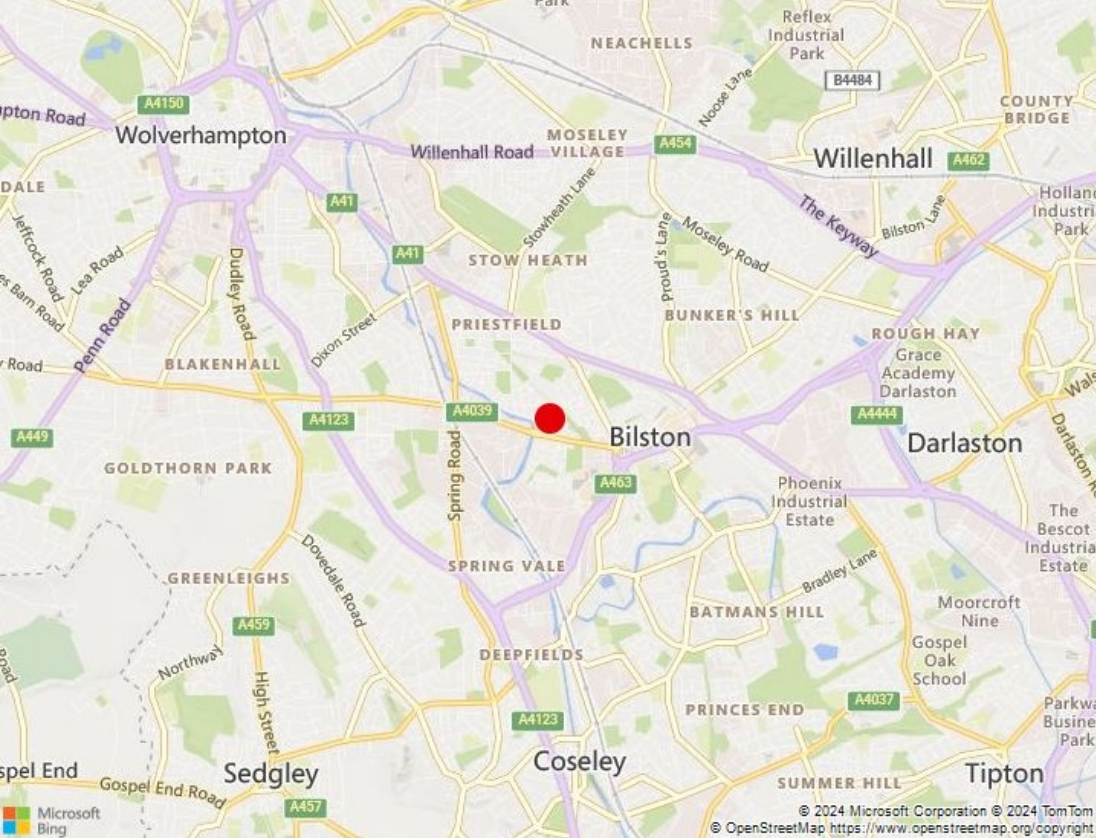


INDUSTRIAL/WAREHOUSE PREMISES - TO LET

Unit 3, Reliance Trading Estate, 5-13 Livingstone Road, Bilston, Wolverhampton, West Midlands, WV14 0RD

15,210 SqFt (1,413.01 SqM) | £5.25 per sq ft pax





KEY FEATURES

- Well situated premises
- Roller shutter door access to the front elevation
- First floor storage space available
- Minimum working eaves height 3.4m
- Nearby road links to the M6 Motorway via A463
- Easy driving distance of Wolverhampton and Birmingham City Centres

LOCATION

The subject property is prominently situated within Reliance Trading Estate in the Bilston district of Wolverhampton. Reliance Trading Estate is accessed via Livingstone Avenue and Chem Road which has nearby access with Millfields Road (A4039) and Black Country Route (A463). The latter continues to the north east and links with Junction 10 of the M6 Motorway

DESCRIPTION

The subject property comprises a self contained industrial/warehouse building incorporating first floor storage space. The premises form part of the Reliance Trading Estate in Bilston, Wolverhampton.

Area	SqFt	SqM
GF - WAREHOUSE	11,227	1,042.99
FF - OFFICE	3,983	370.02
Total Floor Area	15,210	1,413.01



BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

Unit 3, Reliance Trading Estate, 5-13 Livingstone Road, Bilston, Wolverhampton, West Midlands WV14 0RD



TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£5.25 per sq ft pax

SERVICE CHARGE

A Service Charge will be payable towards the shared maintenance of communal areas. Further details available on request.

EPC

Further details available on request.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Wolverhampton) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, which we understand will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.