

FOR SALE



UNIT 17 & 18
BARTON PARK INDUSTRIAL ESTATE
ETRURIA WAY
BILSTON
WEST MIDLANDS
WV14 7LH

- ❖ **POPULAR LOCATION**
- ❖ **GROSS INTERNAL AREA – 14,886 SQ.FT (1,382.9 SQ.M.)**
- ❖ **ON SITE PARKING**
- ❖ **FREEHOLD – VACANT POSSESSION**

LOCATION

The property is located close to the head of a cul-de-sac on the Barton Park Industrial Estate opposite Douglas Baker Plastics Ltd and adjacent to CLM Construction Supplies Ltd, Arnold Clark Auto Parts are nearby. Wolverhampton City Centre is approximately 5 miles southeast and junction 10 of the M6 motorway at Bentley, Walsall approximately 3 miles to the east.

DESCRIPTION

The property comprises 2 single storey industrial units of interconnecting steel portal frame construction with brick and block walls to approximately 2 metres height and profile cladding above with pitched lined roofs having intermittent corrugated filon roof lights. In addition there is an interconnected porta cabin office. Vehicular parking to the front elevation and also a palisade fenced and gated yard gives access for loading and unloading purposes to the rear. The internal accommodation comprises.

Regulated by RICS

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UNIT 17 & 18, BARTON PARK IND EST, ETRURIA WAY, BILSTON.....Cont'd.**ACCOMMODATION**

	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>UNIT 17 (right hand side)</u>	6,960	646.6
Having sealed concrete floor, manually operated roller shutter door to front elevation plus block built internal office store (to rear) with mezzanine over. Eaves height 16ft.		
<u>Mezzanine Deck</u>	647	60.1
<u>UNIT 18 (left hand side)</u>	4,830	448.7
Being of similar construction to Unit 17 having sealed concrete floor, manually operated roller shutter door to front elevation, eaves height 16ft, block built offices to front and rear plus separate male and female toilets. Kitchen/staff room facility with mezzanine over.		
<u>Mezzanine Deck</u>	970	90.1
To left hand side of Unit 18 connected to the unit is a <u>Single Storey Porta Cabin Office</u> being gas fired centrally heated, subdivided into management offices, reception, training room plus separate toilets and kitchen.	<u>1,479</u>	<u>137.4</u>
<u>GROSS INTERNAL AREA (including mezzanines)</u>	<u>14,886 SQ.FT.</u>	<u>1,382.9 SQ.M.</u>
<u>GROSS INTERNAL AREA (excluding mezzanines)</u>	<u>13,269 SQ.FT</u>	<u>1,232.7 SQ.M.</u>

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Externally

There is a useful side drive leading to a rear yard giving good loading/unloading facility to the properties.

SERVICES

Gas (Unit 18 only), 3 phase electricity, mains water and drainage. We have not checked the efficacy nor capacity of the services, installation or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

2023 RATEABLE VALUE

According to the VOA website the 2023 Rateable Value is £50,000.

ENERGY PERFORMANCE CERTIFICATE Attached - Rating C

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings referred to in these particulars will be included in the purchase price. All other items not referred to in these particulars will be expressly excluded from the sale.

TENURE

The property is offered freehold with vacant possession upon completion.

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LEGAL COSTS

Each party to pay their own respective legal costs incurred in the transaction.

PURCHASE PRICE Price on application.

V.A.T.

We are advised VAT is applicable to this transaction.

VIEWING By strict appointment with the Sole Agent :-

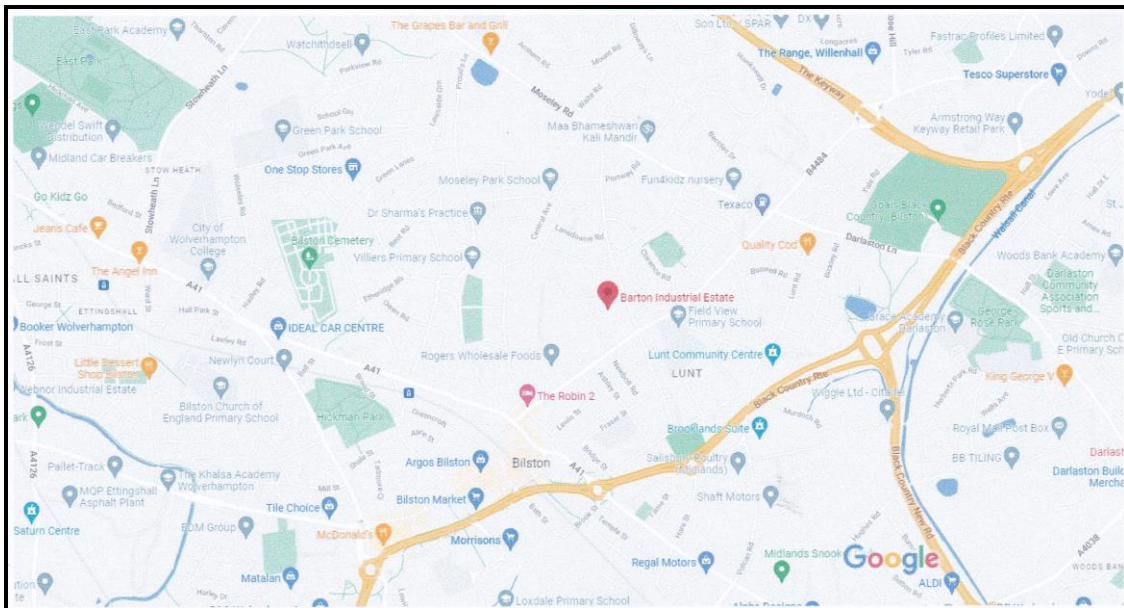
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SUBJECT TO CONTRACT



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