

Units 11-13

Bilston Industrial Estate, Oxford Road
Bilston, WV14 7EG

Leasehold
Industrial/Warehouse Units

2,964 - 8,898 Sq Ft (275.36 - 826.63 Sq M)



To Let | £5 per sq ft



Key information



Rent

£5 per sq ft



Rateable Value

£12,000 per unit

Units 11-13, Bilston Industrial Estate

2,964 - 8,898 Sq Ft (275.36 - 826.63 Sq M)

Description

The units form part of two terraces of industrial/warehouse buildings of traditional brick construction under a mono pitched steel sheeted roof incorporating translucent roof lights. The units provide a similar accommodation including a small office pod to the front elevation, roller shutter access and a minimum/maximum working height of 4.1m to 5.2m.

The landlord has installed new UPVC window frames and a front door, however the units internally require plastering and decorating. There are provisional WC facilities, however it would be the responsibility of the tenant to connect wash basin and toilet.

Amenities



24/7 Access



J10 M6



Available
Immediately

Location

Bilston Industrial Estate enjoys a highly accessible location on Oxford Street, Bilston, just 2.5 miles southeast of Wolverhampton city centre. Situated off the A41, the estate provides access to the A463 Black Country Route, linking directly to Junction 10 of the M6 and Junction 1 of the M5, both within a short drive.

Accommodation

Description	Sq Ft	Sq M
Unit 11	2,966	275.54
Unit 12	2,968	275.73
Unit 13	2,964	275.36
Total	8,898	826.63

Locations

Wolverhampton: 2.5 miles

Birmingham: 14 miles

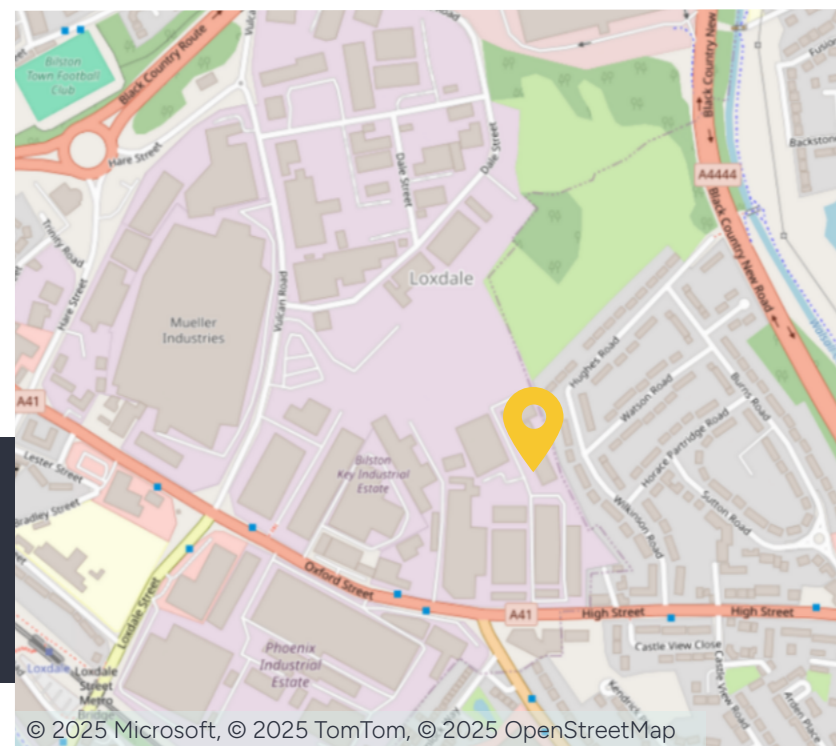
M6 J10: 3 miles

Nearest station

Wolverhampton: 2.5 miles

Nearest airport

Birmingham International: 24 miles



Further information

Rent

£5 per sq ft, subject to contract.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned

within these particulars are excluded from the lettings.

EPC

A new EPC has been commissioned.

Legal Costs

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

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

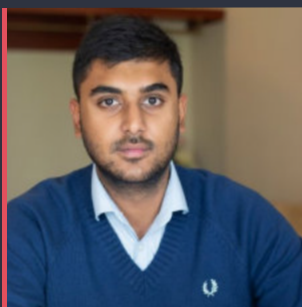
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agents.



Contact us



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Particulars dated July 2025. Photographs dated July 2025.



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