SELLERS
CHARTERED SURVEYORS

Please call us
01384 456789

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



136 Oxford Street, Bilston, West Midlands WV14 7DP

TO LET

OFFICES

Size
3,388 sq ft (315 sq m)

Rent
£27,500 per annum exclusive

- Frontage to busy road
- Showroom to part
- Car parking
- New lease available

http://www.sellers-surveyors.co.uk/qlink2590

Location

The property is prominently located on Oxford Street, Bilston. Bilston Town Centre is within half a mile. The property is conveniently located for access to the A4123 Birmingham New Road and the A463 Black Country Route. The Motorway Network is accessible via Junction 10 of the M6 at Walsall.

Description

The two storey property comprises offices, warehouse space and a showroom. Part UPVC double glazed/part timber framed windows. The ground floor office/showroom benefits from an aluminimum framed double glazed entrance door with external ramp, security shutter, carpeting, florescent strip lighting and a toilet. The remainder of the ground floor comprises an entrance lobby, 2 No. toilets and a warehouse. The first floor includes offices, a warehouse and a kitchen/restroom.

On site car parking is available.

Accommodation (Net Internal Area) approx.

3,388 sq.ft

Services

All mains services are connected.

The two storey building benefits from a gas fired central heating system.

Please note the Vendors/Agents have not tested the heating systems/services.

Lease Terms

The premises are available with the benefit of a new full repairing and insuring lease for a term to be agreed. The rent will be subject to review (upwards only) at three or five yearly intervals.

Rent

£27,500 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Rating Assessment

Rateable Value TBC.

Fixtures and Fittings

All usual fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - D.

Viewing

Strictly by appointment with the Sole Letting Agents.

Sellers Chartered Surveyors - (01384) 456789

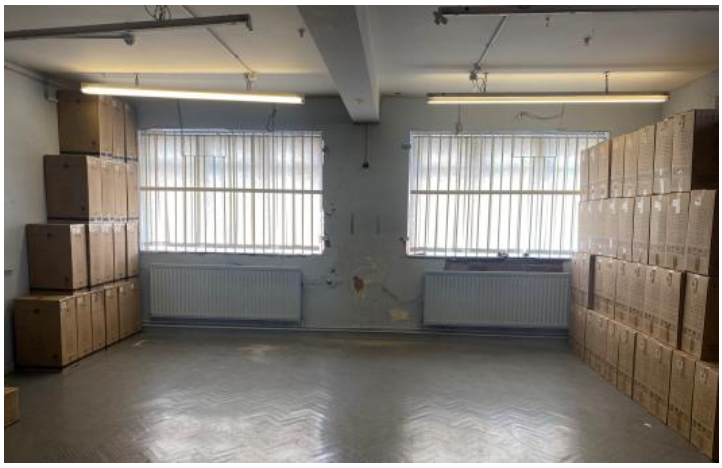
Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

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Additional Images











Location Map

