

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL/WAREHOUSE UNIT

**6,367 sq ft
(591 sq m)**



**UNIT 6 BILPORT LANE, PROTHERO WORKS,
WEDNESBURY, WS10 0NT**



- ◇ Two Storey Office and Ancillary Block To The Front.
- ◇ 3 Phase Power.
- ◇ 7.6m Eaves.
- ◇ Roller Shutter Door Access.
- ◇ WC and Kitchen Facilities.
- ◇ Well Established Industrial Location.

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LOCATION

The unit is located on Bilport Lane, off Holloway Bank, less than one mile from the A41 Black Country New Road, a main arterial route providing access into and out of the Black Country. Junction 9 of the M6 motorway lies approximately two miles away, offering convenient access to the wider motorway network.

DESCRIPTION

The unit comprises a steel truss frame construction with part brick and part blockwork elevations, surmounted by steel profile cladding beneath a pitched roof incorporating translucent roof lights, and a concrete floor.

The unit benefits from a two-storey front office and ancillary block providing office, WC and kitchen facilities. Access is via a single roller shutter door.

ACCOMMODATION

The property comprises an approximate Gross Internal Floor Area of:

	sq ft	sq m
Unit 6	6,367	591

OUTSIDE

To the front of the unit, there is a loading area and designated parking.

Rental Price.

Please contact the agent.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Council on 0121 569 6000.

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £15,500
Rates Payable: £7,485
(2026/27)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable.

Interested parties should enquire to the Local Authority to confirm their specific liability.

LEGAL COSTS

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

EPC

An EPC has been commissioned and awarded:

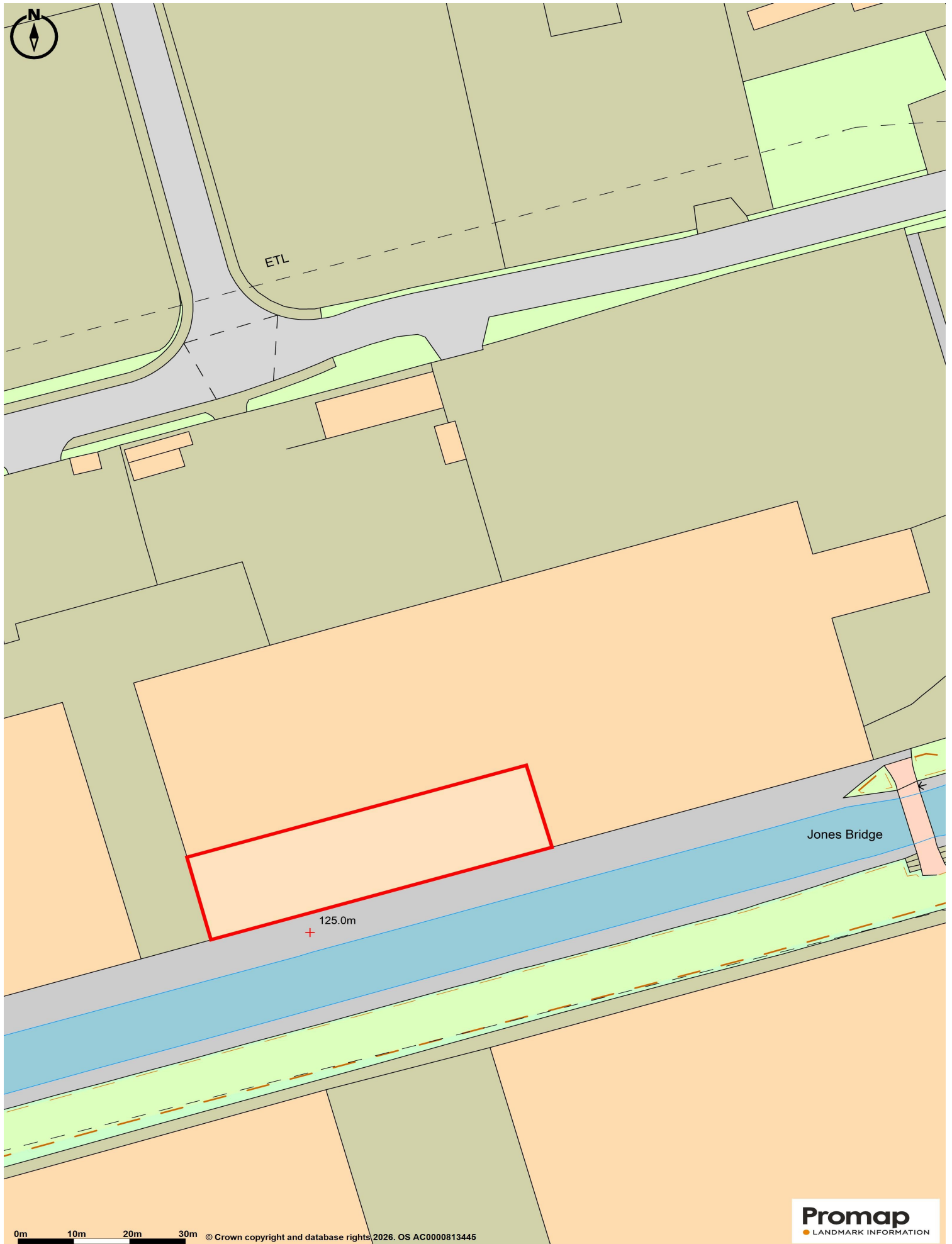
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WEBSITE

Photography and further information is available at bulleys.co.uk/bilport6

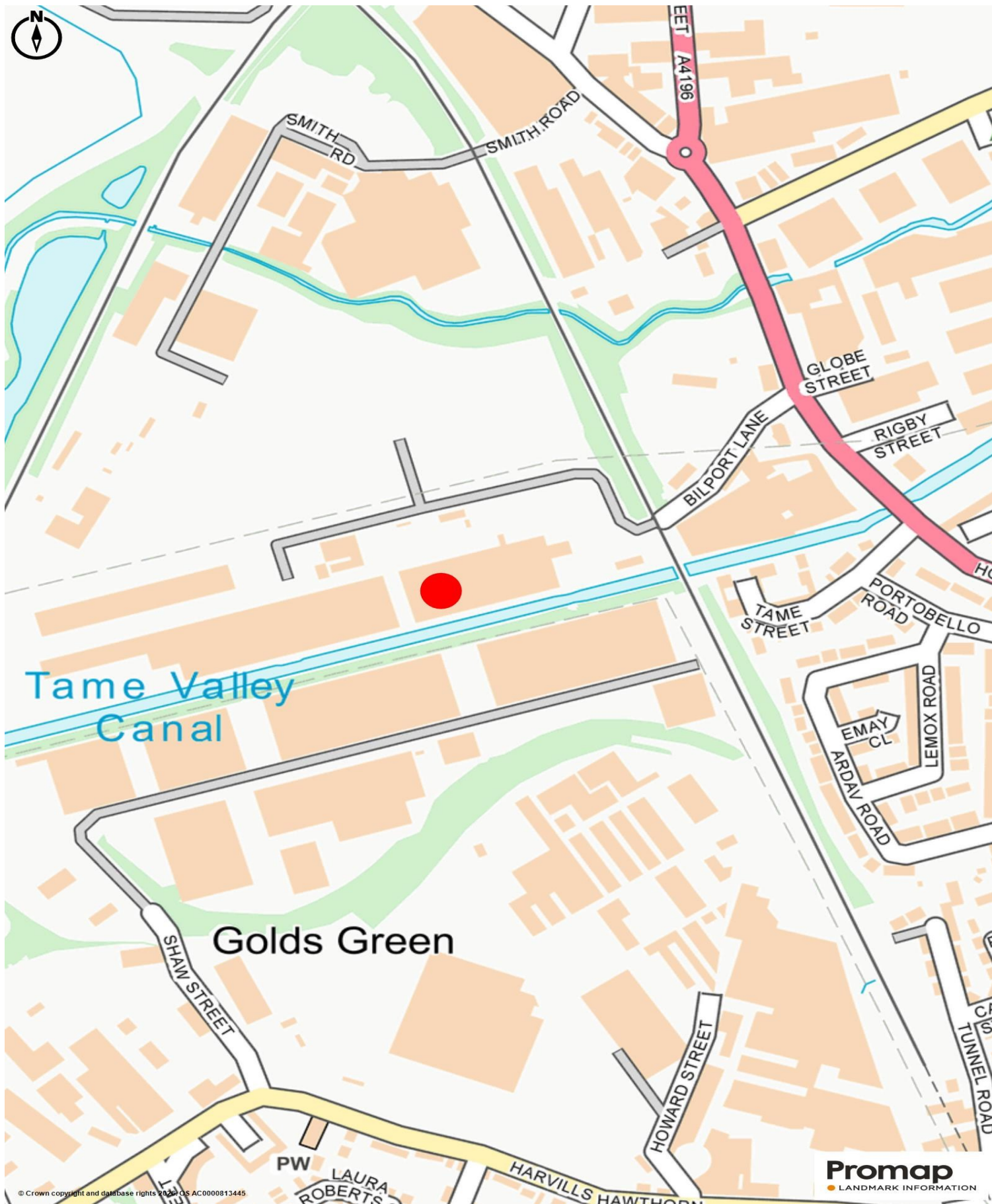
VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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