



UNIT 28 BRICK KILN STREET, BRIERLEY HILL, DY5 1JG

FOR SALE / TO LET
INDUSTRIAL UNIT

SIZE
4,755 SQ FT (441.8 SQ M)

FOR SALE
Offers in the region of £235,000

TO LET
£16,000 per annum excl.

Freehold Industrial Premises

Prominent location in the heart of the
Black Country conurbation

Parking and loading to the front

Close to Merry Hill shopping centre

Location

The premises is located on Brick Kiln Street in the heart of Brierley Hill. Merry Hill Shopping Centre is located a short distance to the south. The M5 motorway, Junctions 2 & 3, are approximately 5.0 miles distance providing access to the Black Country and National Motorway network.

Description

The property comprises an industrial / manufacturing unit of steel lattice truss construction with an asbestos roof incorporating translucent roof lights. The unit benefits from internal offices, mezzanine, loading forecourt and car parking spaces to the front.

Accommodation

Warehouse (Inc. ancillary office / toilet block)	4,755 sq ft (GIA)
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Rating Assessment

Rateable Value:	£15,500
U.B.R.:	51.2p in the £ (2023/2024)

V.A.T.

The property is not registered for VAT purposes.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify that they are in working order or fit for their purpose.

Energy Performance Certificate

Please contact the agents for further details.

Legal Costs

Each party shall be responsible for their own legal costs incurred in a sale / letting.

Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

Tom Johnson
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Plotted Scale - 1:50000. Paper Size - A4