

FOR SALE

DUDLEY ROAD
BRIERLEY HILL, DY5 1LH



OFFICE AND WAREHOUSE PREMISES

27,999 sq ft on 1.44 acres (Approx. Total Gross Internal Area)

- Low site coverage
- Potential to extend / erect new buildings (Subject to Planning)
- Ample on-site car parking
- Prominent position to the busy A4101
- Rare opportunity to purchase a substantial freehold property
- Adjoins the Waterfront Business Park
- Suitable for a number of uses (Subject to Planning)

LOCATION

The property is prominently located on Dudley Road Brierley Hill, within close proximity of The Waterfront office/leisure development and the Merry Hill Shopping Centre.

The property is within 200 yds of Brierley Hill Town Centre and 2 miles of Dudley Town Centre. Junction 2 of the M5 at Oldbury is within 6 miles.

DESCRIPTION

The property comprises a detached two storey office building and adjoining two bay warehouse.

The two storey offices comprises a range of private and open plan rooms with kitchen/toilet facilities and benefit from carpeting, air conditioning to part and aluminium powder coated windows.

The two warehouse bays are of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by two pitched metal profiled sheeted roofs incorporating filon roof lights. Height to underside of haunch 7.5m approx. Internally, the bays have been partitioned to create additional offices including a canteen/rest room.

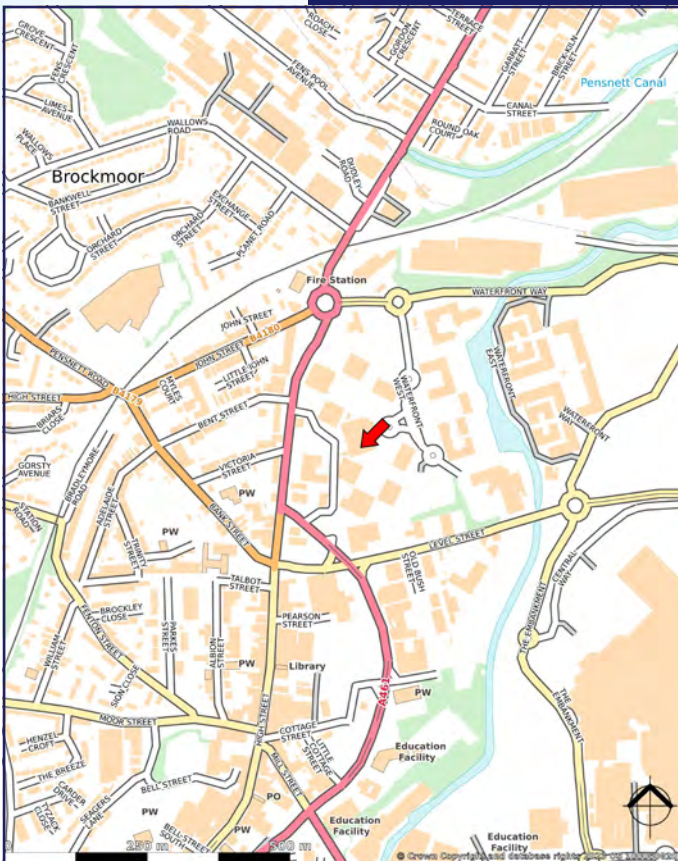
The bays incorporate mezzanine floors which provide office and storage space.

An open sided canopy adjoins the rear warehouse.

There is a tarmac surfaced car park to the front of the property along with concrete surfaced yard/parking space to the side/rear of the property. The landscaped site has 80 approx. marked car parking spaces.



POSTCODE: DY5 1LH



ACCOMMODATION

	SQ M	SQ FT
Two storey offices	1,427.97	15,365
Link	24.88	268
Warehouse Bay No. 1	339.32	3,651
First floor mezzanine offices	339.32	3,651
Warehouse Bay No. 2	334.76	3,602
First floor mezzanine training area	135.95	1,462
TOTAL Approx. Gross Internal Area	2,602.02	27,999
Canopy	146.30	1,574

Site Area - 1.44 acres (0.583 hectares) approx.

An OS extract showing the assumed site boundaries is downloadable from our website.





SERVICES

We understand that all mains services are connected. The two storey offices benefit from gas fired boilers feeding panel radiators. The first floor mezzanine offices include a warm air ducted heating system. A 400 kg disabled lift is located to the two storey offices. Please note the Vendors/Agents have not tested the services/heating systems.

RATING ASSESSMENT

2017 Rateable Value: £104,000.

2023 Rateable Value: £79,000.

U.B.R. - 51.2p in the £(2023/2024)

PURCHASE PRICE

Offers in excess of £2,000,000.

VAT

The purchase price may be subject to V.A.T.

FIXTURES AND FITTINGS

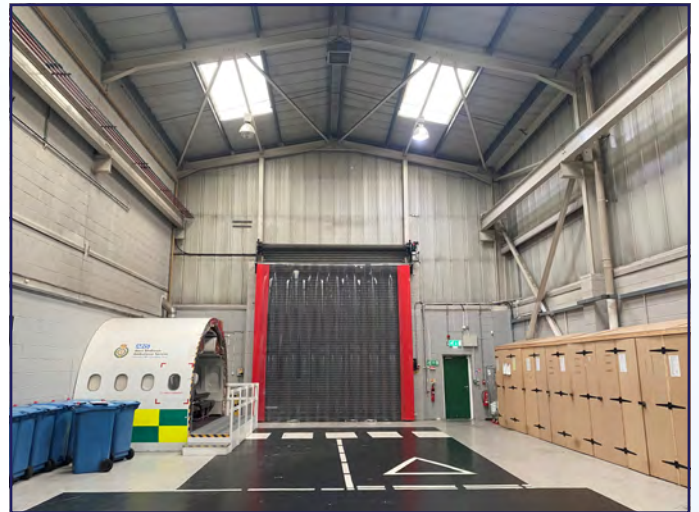
All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT Ref: G7203 Date: 10/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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