



# FOR SALE

## RECYCLING CENTRE/ INDUSTRIAL PREMISES WITH YARD AREA

D&P RECYCLING PREMISES, GRICE STREET, WEST BROMWICH, B70 7EZ



**19,170 sqft on 0.8 acres** (approx)

(1,781 sqm) approx

**EXISTING WASTE RECYCLING CENTRE TO BE SOLD WITH VACANT POSSESSION**

**GATED/ FENCED YARD AND PARKING AREAS**





**LOCATION**

The subject property is located on Grice Street, West Bromwich that in turn links to the A4031 Spon Lane South with immediate access to the A4182 Kenrick Way/ Kelvin Way island. The main A4168 is in close proximity, in turn linking to J1 M5 approximately 1 mile distant.

**DESCRIPTION**

The property comprises warehouse / workshop premises with gated/fenced yard area and to include:

- Main portal frame warehouse with brick/clad elevations with interconnected truss/portal frame buildings
- Fenced and gated yard area including weighbridge and onsite parking
- 2 x roller shutter doors
- LED warehouse lighting in part
- Integral welfare facilities and portacabin offices
- 4.6m eaves to main warehouse with 2.8m-3.2m working height to side bay warehouse.

**ACCOMMODATION**

	SQM	SQFT
Warehouse (inc integral welfare facilities)	1,781	19,170.7
<b>TOTAL GIA</b>	<b>1,781</b>	<b>19,170.7</b>

**AVAILABILITY**

The property is available on a freehold basis with vacant possession.

**PRICE**

Price on application from the agents.

**BUSINESS RATES**

2023 Rateable Value of £95,500 (Warehouse & Premises)

**SERVICES**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

**EPC**

EPC Rating C - 57

**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 by way of the sole joint agents:

HARRIS LAMB

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Contact: Neil Slade / Ashley Brown  
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Date: January 2024

**SUBJECT TO CONTRACT**



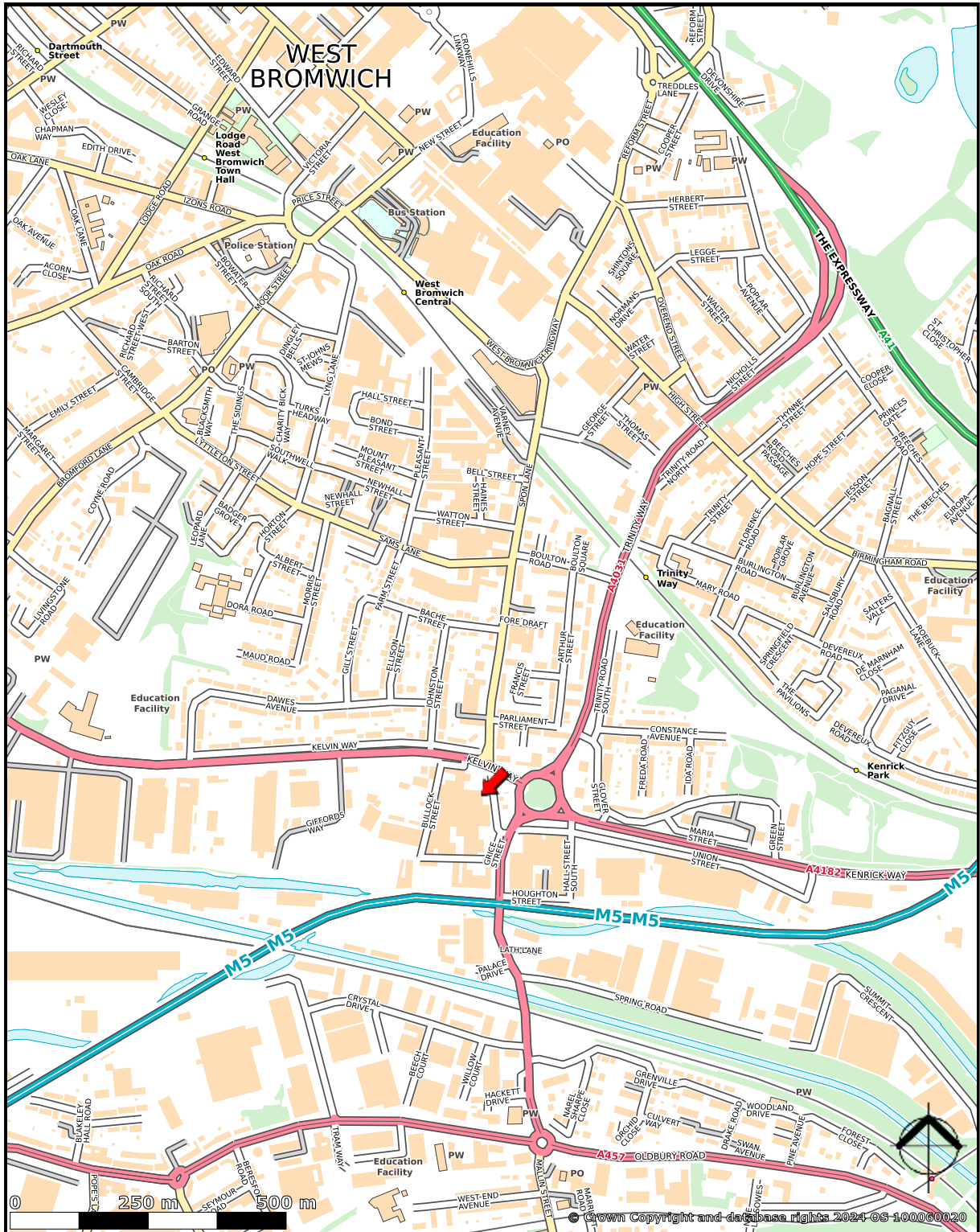




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Plotted Scale - 1:1,250

D&P Recycling Premises, Grice Street, Smethwick, B70 7EZ



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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract