



FOR SALE - Freehold

27 Dudley Road, Lye, Stourbridge, DY9 8EW

Total (GIA) 11,355 ft² on 0.77 acres

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Former Portway Tool & Gauge
27 Dudley Road
Lye
Stourbridge
DY9 8EW

A Prominent Industrial Warehouse with Crane
and Yard with In/Out Access

Location

The property is situated fronting the main A4036 Dudley Road, close to Lye junction which links to the A458 Stourbridge Road.

Lye Railway Station is directly opposite and provides regular train services to Birmingham Snow Hill and Worcester.

Communication links are excellent with the nearby towns of Stourbridge, Brierley Hill and Dudley within a short drive and being approximately 4 miles from Junction 3 of the M5 motorway.

Description

The property comprises a prominent industrial premises set behind a forecourt and facing the Dudley Road.

The building comprises a main single bay warehouse with side extension and first and second floor office accommodation.

The warehouse is of steel truss construction with full height brick infill surmounted by a steel roof incorporating roof lights. The unit benefits from concrete flooring, roller shutter access, gar air heating, three phase 100 AMP electricity supply and three crane gantries' serving the main bay.

The rear warehouse is of steel portal frame construction with full height clad elevations, insulated steel-clad roof and translucent roof lights. The units and benefits from roller shutter access to the rear yard, 2Tcrange.

The offices are arranged off a central hallway and provide a variety of offices, meeting rooms and welfare facilities.

Externally the property benefits from forecourt car parking, and a large L shaped yard with gates accesses off Badger Street and Engine Lane.



Accommodation

Ground Floor	9,291 ft ²	863.16 m ²
First Floor	1,313 ft ²	121.99 m ²
Second Floor	751 ft ²	69.77 m ²
Total (GIA)	11,355 ft ²	1,055 m ₂

Terms / Tenure

We are inviting offers over £750,000 for the freehold interest, subject to contract.

VAT

All prices quoted are exclusive of VAT, which may be payable.

Business Rates

RV: £35,000

Rates Payable: £17,500 pa approx.

Services

We understand the property benefits from all main services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate (EPC)

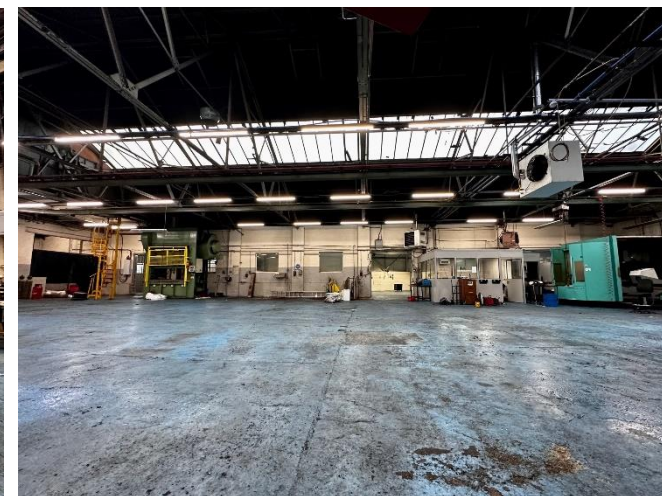
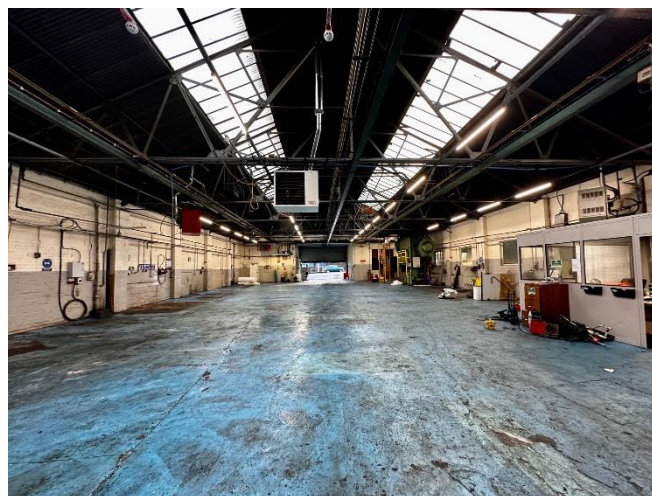
Available upon request from the agent.

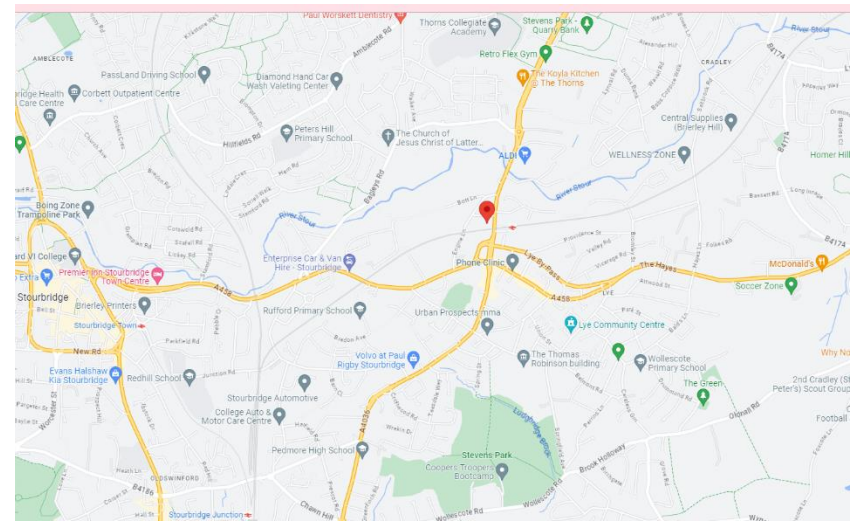
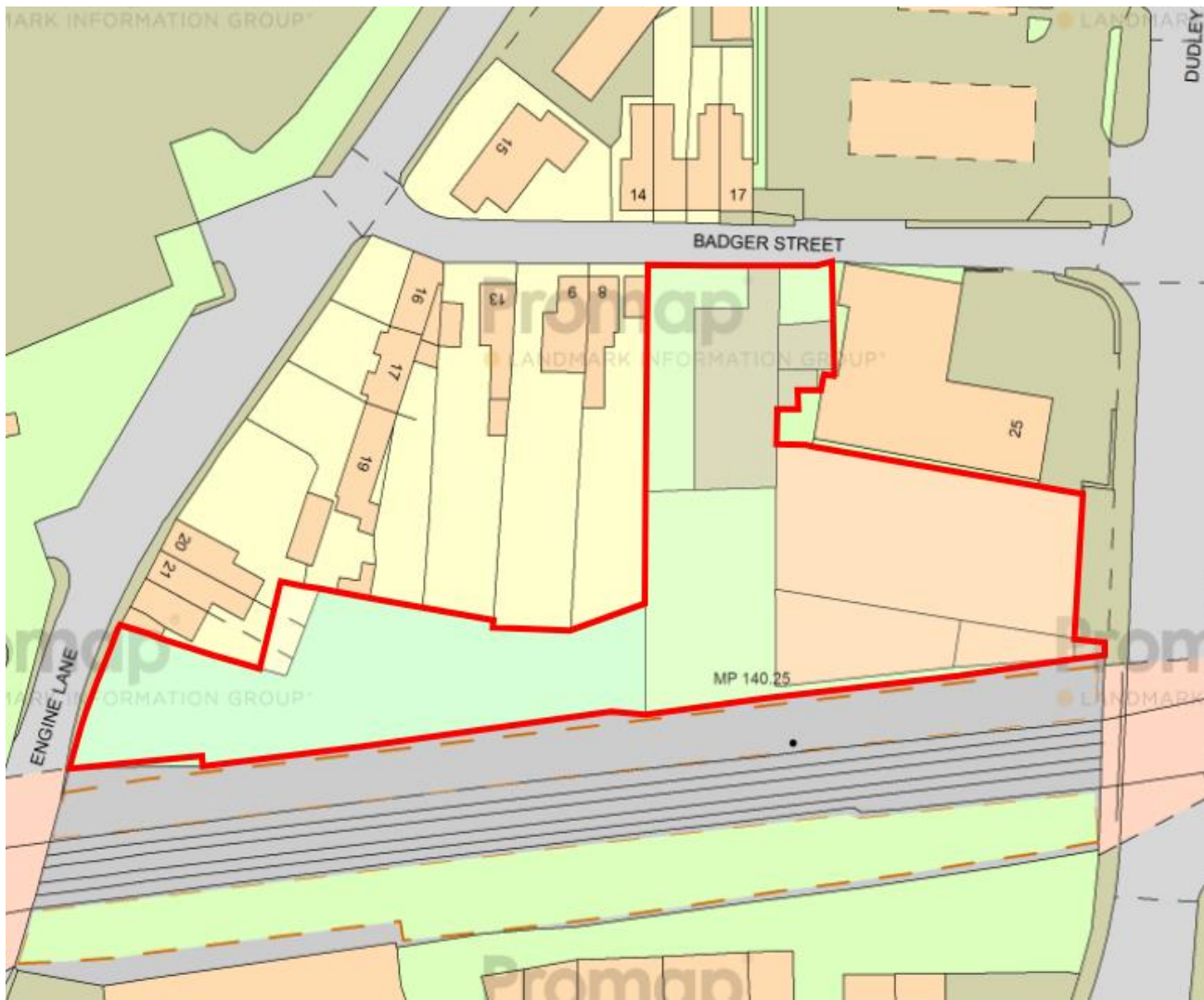
Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

Viewings and Further Information

Strictly via the sole agent Siddall Jones on 0121 638 0500





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.