

HULBERT PARK

LEVEL STREET, BRIERLEY HILL, DY5 1UA



- Newly refurbished, detached building.
- Site area – 1.4 acres (0.57 hectares).
- 51 car parking spaces.
- Prominent position to busy road.
- Close to proposed Midland Metro stop.
- Suitable for a variety of alternative uses including leisure/car dealership - Subject to Planning.

24,463 sq ft (2,273 sq m)
Detached industrial / warehouse

TO LET
(MAY SELL)

Description

Hulbert Park comprises a newly refurbished detached building prominently located to Level Street within close proximity of the Merry Hill Centre and Waterfront Office Park.

The principal bay is of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by a pitched lined metal profiled sheeted roof. Height to underside of haunch – 6m (19' 9") approx. Vehicular access is via a large electrically operated roller shutter door.

Pedestrian access into the building is via an aluminium framed shop front which provides access to an upper floor area.

The adjoining bay has access via two roller shutter doors. A mezzanine floor with lift access is included.

The landscaped site benefits from 51 marked parking spaces.



Accommodation

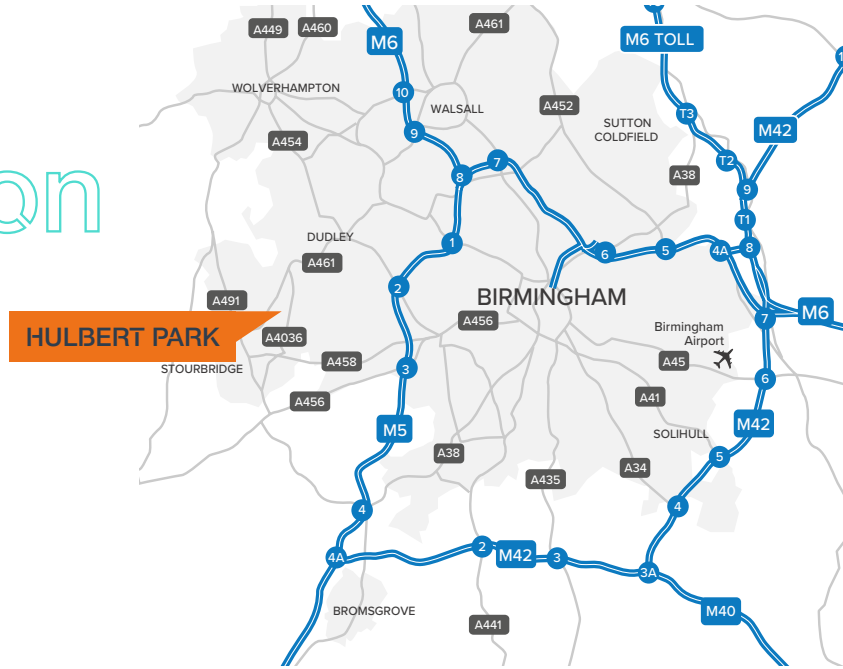
	Sq ft	Sq m
Principal Bay	14,434	1,341
Upper Floor	2,776	258
Adjoining Bay	3,669	341
Mezzanine Floor	3,584	333
Total	24,463	2,273

Site area – 1.4 acres (0.57 hectares) approx.



Location

Postcode: DY5 1UA
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Rating Assessment

To be separately assessed.

Services

All mains services are connected.

Rent

On application.

Guide Price

On application.

Lease Terms

The premises are available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

VAT

VAT will be levied on the rent / purchase price.

EPC

EPC rating TBC.

Fixtures and Fittings

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

Viewings

Viewing strictly by prior appointment via the joint agents.



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