

# UNIT 1 HEREWARD RISE

HALESOWEN INDUSTRIAL PARK, HALESOWEN, B62 8AN

FOR SALE/ TO LET



## INDUSTRIAL WAREHOUSE UNIT

**79,599 SQ FT** (7,395 SQ M)

TOTAL SITE AREA OF 4.88 ACRES (1.97 HA)

- Parking for approximately 70 vehicles
- Large power supply - 3,000 KVA approx.
- 5.5m to 10m eaves height
- Expansion land





## LOCATION

The property is situated on Hereward Rise, a manufacturing and warehousing location within Halesowen.

Communication links are good with Junction 3 of the M5 Motorway approximately 2 miles distant via the A456.

## DESCRIPTION

The property is a detached production/ warehouse unit with a two-storey office block to the front and a high bay warehouse extension to the side. There is expansion land to the side of the high bay warehouse, which previously had consent for an additional 20,000 sq ft.

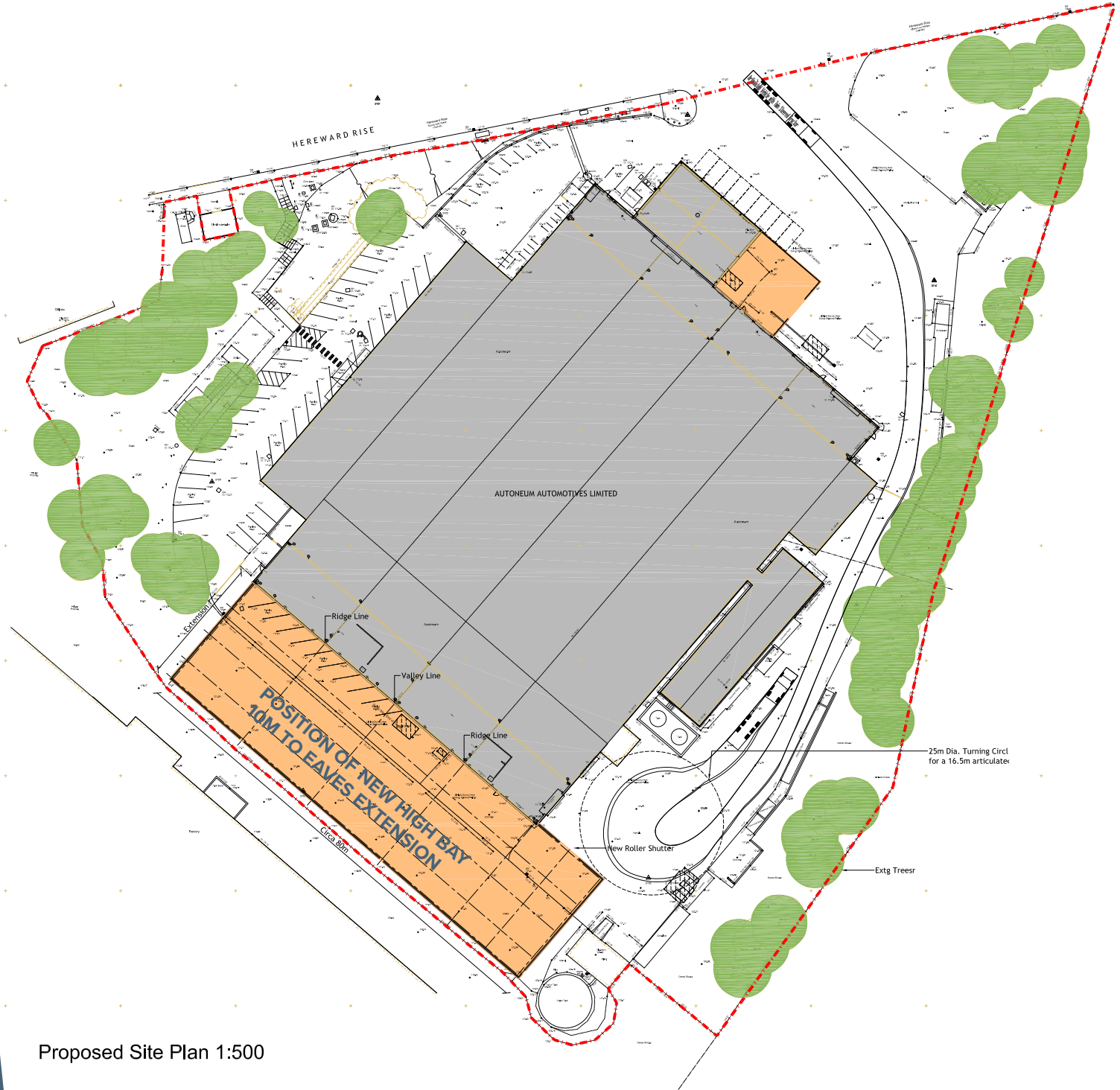
The site is fully secured with a palisade fence with car parking for approximately 70 vehicles to the front of the building and a service yard to the side and rear.

There are sub-stations on site with an available power supply we understand of approximately 3,000 kVA.

**A** M5 JUNCTION 3 6 MINUTES

# SITE PLAN

Site Plan illustrating previously consented high bay extension.



Proposed Site Plan 1:500



## ACCOMMODATION

Warehouse/ Production	6,324	68,068
Offices	1,071	11,531
<b>Total Gross Internal Area</b>	<b>7,395</b>	<b>79,599</b>

## TENURE

The property is available freehold with vacant possession.

Alternatively, the property is available on a new full repairing and insuring lease on terms to be agreed.

## QUOTING RENT/ PRICE

Available upon request.

## 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. The tenant/ purchaser is advised to obtain verification from their solicitor or surveyor.

## EPC

EPC Rating: C (70)

## MONEY LAUNDERING

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

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable

## VIEWING

For viewing, please contact the joint sole agents.

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