

For Sale

GJS | Dillon

The Commercial Property Consultants



D4A Coombswood Business Park, Halesowen, West Midlands B62 8BH

Modern Warehouse with Offices in Popular Location

- Guide Price – £1,400,000
- Effective freehold by way of a 999 year lease from 2005
- 18,185 sq ft (1,689 sq m) Gross Internal Area
- Well maintained warehouse with minimum eaves of 5.5m
- Ground floor office space, open plan with meeting rooms
- Mezzanine offices and storage with an additional demountable steel framed mezzanine
- Dedicated car parking adjacent to loading bay

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

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Location

The property is located on Coombswood Way on the Coombswood Business Park, in between Halesowen and Blackheath, in the West Midlands. The park is accessed via the A4099 Coombs Road which leads to the A459 Dudley Road, connecting directly to the Black Country conurbation and in turn linking to the A456 with Junction 3 of the M5 Motorway less than two miles distant. The A456 provides north and south bound routes into Birmingham City Centre and Worcestershire respectively.

Description

D4A Coombswood Business Park comprises a modern warehouse that is situated at the end of a terrace of similar properties. Internally the unit offers warehouse space, with two mezzanines, two storey office space and dedicated parking to the front.

The warehouse space has been well maintained and has a good minimum eaves height of 5.5m. Additional services include halogen lighting, two Powermatic gas blowers and an electrically operated roller shutter door, which sits alongside a separate pedestrian entrance.

The ground floor office space has a dedicated reception area which has the benefit of remote access. There is also modern suspended ceilings and perimeter trunking throughout. The offices offer open plan space with meeting rooms & private offices adjacent. There are also independent warehouse offices.

At ground floor level there is a large kitchen facility and WCs, which can be accessed from the offices and warehouse separately.

The property has the benefit of two mezzanine floors. One above the office space which offers further office space and storage. The other is adjacent to the entrance and is of steel portal frame construction and offers further storage space.

Energy Performance Certificate (EPC)

The property has an energy performance rating of C (56)
The certificate is valid until March 2028

Accommodation

Ground Floor (Arrange as Warehouse, Offices, Kitchen & WC)	13,081 sq ft	1,215 sq m
First Floor Mezzanine (Arranged as Storage & Offices)	3,774 sq ft	351 sq m
First Floor Mezzanine (Steel Frame and Arranged as Storage)	1,329 sq ft	123 sq m
Total	18,185 sq ft	1,689 sq m

Guide Price

Offers in excess of £1,400,000
(One Million, One Hundred and Seventy Thousand Pounds)

Tenure

The property is available effective freehold by way of a long lease for 999 years from September 2005

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value – £67,000 (2021/2022)
Please note this is not the rates payable.

Legal Costs

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

Photographs

Overleaf

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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