



Overend Road, Cradley Heath B64 7DD

**FOR SALE**

Industrial/Warehouse Unit & Land

**31,293 Sq Ft  
(2,907 Sq M)**

## DESCRIPTION

The site extends to approximately 1.22 acres (0.49 ha) of surfaced yard & main production building of steel portal frame construction with partial concrete block walls. Adjoining the main building are a number of buildings / lean-to of varying ages. Internally, the building contains brick kilns and drying chambers. These could be removed subject to terms being agreed.

- ✓ Varying eaves heights 2.5m - 6m
- ✓ Buildings of varying ages
- ✓ Surfaced storage areas



## LOCATION

The subject is located on Corngreaves Trading Estate, located to the south of Cradley Heath, approximately 10 miles west of Birmingham City Centre. Corngreaves Road provides access to the A458 to the south which links to Junction 3 of the M5 to the east. The Corngreaves Trading Estate is accessed off Corngreaves Road.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Warehouse & Buildings	30,678	2,850
Office	227	21
Mezzanine	388	36
<b>Total GIA</b>	<b>31,293</b>	<b>2,907</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

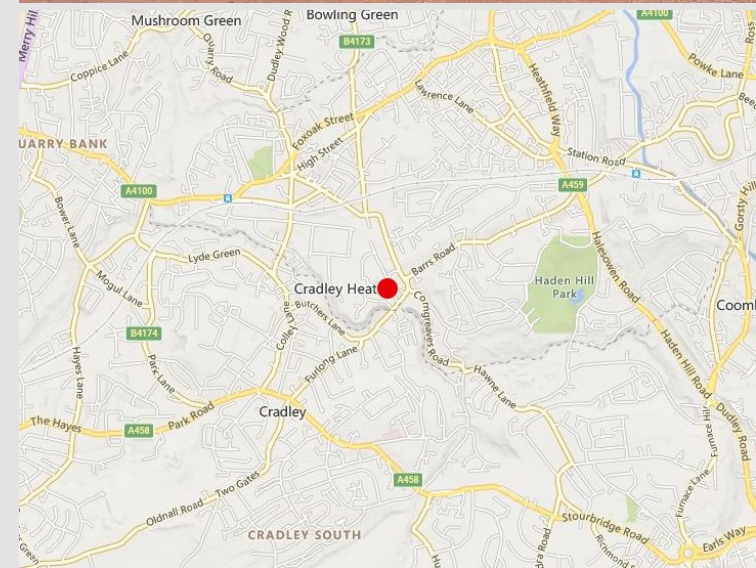
## BUSINESS RATES

On application.

## TERMS

The land and buildings are held freehold. Price on application.

## EPC E (110)



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Regulated by RICS 03-Apr-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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