



CHARTERED SURVEYORS

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Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



The Premier Industrial Estate, Leys Road, Brierley Hill DY5 3UP

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
5,701 sq ft on 1.35 Acres

Purchase Price
Offers in excess of £1,250,000

Modular offices of 2,539 sq.ft.

Steel framed stores of 3,162 sq.ft.

Screened surfaced YARD with two
access points.

Site Area - 1.35 Acres (0.55 Hectares).

Location

The premises are located to the rear of the Premier Industrial Estate. The Merry Hill Centre and Brierley Hill town centre are within two miles. The Dudley Southern By-Pass lies within 3 miles.

Description

The modular offices comprise of three interconnecting single storey buildings benefiting from double glazed UPVC windows and wall mounted electric heaters. The accommodation is principally open plan and includes male/female toilets and a kitchen. A 15 space approx. tarmac surfaced car park adjoins the offices.

The surfaced YARD is screened with profiled metal sheeting on steel columns. Three self contained stores are located within the yard. The buildings are of steel framed construction with profiled metal sheeted walls/roofs. One of the stores is open sided.

A 15 space approx. tarmac surfaced car park adjoins the offices.

There are two vehicular access points into the site.

Accommodation (Gross Internal Area) approx.

Offices	2,539	(235.95)
Stores	3,162	(293.87)
	_____	_____
Total	5,701	(529.82)
	_____	_____

Site Area

1.35 acres (0.55 hectares) approx.

Services

Electricity and water are connected. An estate service charge is levied. There is an interceptor and septic tank on site. The electricity is purchased direct from the estate.

Note: The Vendors/Agents have not tested the services.

Rating Assessment

2017 Rateable Value: £19,750.

2023 Rateable Value: £.

U.B.R. 51.2p in the £(2023/24).

Tenure

Long leasehold - 999 years from 10.11.1995. Ground rent - £1 per annum.

Purchase Price

Offers in excess of £1,250,000.

V.A.T.

V.A.T. may be levied on the purchase price etc.

Fixtures and Fittings

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

Energy Performance Certificate

EPC rating - to follow.

Viewing

Strictly by appointment with the Sole Agents

Sellers Chartered Surveyors
9A Narrowboat Way
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DY2 0XQ

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Additional Images



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