CHARTERED SURVEYORS

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


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

## FOR SALE

INDUSTRIAL / WAREHOUSE

## Size

$5,701 \mathrm{sq} \mathrm{ft}$ on 1.35 Acres

## Purchase Price

Offers in excess of $£ 1,250,000$

Modular offices of $2,539 \mathrm{sq} . \mathrm{ft}$.
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 ByPass 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. tarmacadam 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. tarmacadam 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 | - |  |
|  |  |  |
|  |  |  |

## 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. $51.2 p$ 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
Dudley
West Midlands
DY2 0XQ
01384456789
Matthew Pearcey - 07764269803
matthewpearcey@sellers-surveyors.co.uk

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[^0]:    MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

