



Powke Lane, Cradley Heath, West Midlands B64 5PY

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
84,086 sq ft (7,812 sq m)

Purchase Price
Upon Application

Rare opportunity to purchase a substantial freehold property

6.87 Acres (2.78 Hectares) approx.

Suitable for Open Storage (STP)

Redevelopment/refurbishment opportunity

Substantial power supply

Location

The property is prominently located on Powke Lane, Cradley Heath. The site has a frontage to Garratts Lane. Blackheath Town Centre is within 1.5 miles. Junction 2 of the M5 is 2.5 miles distant.

Description

Please refer to the indicative overhead image on the front cover.

Building No. 1.

The property comprises a six bay workshop/warehouse of steel portal framed construction with part glazed brick, corrugated asbestos and metal profiled sheeted walls surmounted by pitched, part insulated corrugated asbestos and corrugated aluminium roofs incorporating roof lights. Height to underside of haunch 6 m. (19'9") - 6.5 m. (21'4") approx. Access is via 6 roller shutter doors.

The property includes first floor offices and works rest rooms. The office accommodation comprises a range of private/open plan rooms with wall mounted electric heaters.

Building No. 2.

The single and part two storey offices are of brick construction and comprise of a number of private and open plan style rooms. The offices benefit from UPVC double glazed windows.

Building No. 3.

The warehouse is of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by a pitched roof clad with profiled metal sheeting/filon panels. Height to underside of haunch 5m. (16'4") approx. Access is via two roller shutter doors. A single storey blockwork amenity area includes an office, store and toilets. Mezzanine stores are situated above the offices.

Building No. 4.

The warehouse is of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by a pitched roof clad with profiled metal sheeting/filon panels. Height to underside of haunch 5.6 m. (18'4") approx. Access is via a roller shutter door.

Building No. 5.

The former heat treatment premises comprises three adjoining bays of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by three metal profiled roofs. Height to underside of haunch 5.5m (18'1") approx. Ground and first floor offices are included. Access is via two roller shutter

doors.

The external areas are part concrete, tarmacadam and rough surfaced.

Accommodation (Gross Internal Area) approx.

	sq.ft	sq,m
Building No. 1 -	44,302	(4,117.29)
Building No. 2 -	2,983	(277.23)
Building No. 3 -	8,065	(749.50)
Building No. 4 -	1,255	(116.67)
Building No. 5 -	27,481	(2,553.95)
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Total	84,086	(7,814.64)
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Site Area

6.87 acres (2.78 hectares) approx.

Cranage

Building No. 1

Bay 1 - 1 x Street 10 tons

Bays 2/3 - 1 x Holtite 3 tonnes, 1 x Fellows Stringer 10 tons, 1 Barnsley 5 tons, 1 x 2 tons

Bay 5 - 1 x 5,000 KG

Building No. 5

2 x 'Delph' 10,000 KG

Please note that the Vendors/Agents have not tested/certified the cranes.

Services

All mains services are connected.

There are two on site sub-stations which provide a substantial power supply.

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Rating Assessments

The site is understood to include the following assessments.

B & D Profile 100, Powke Lane, Cradley Heath, West Midlands B64 5PR - Rateable Value: £170,000

R/O 100, Powke Lane, Cradley Heath, West Midlands B64 5PR - Rateable Value: £77,500

Price Guide

Upon application.

V.A.T.

The purchase price will be subject to V.A.T.

Energy Performance Certificates

Details to follow.

Viewing

Strictly by prior appointment with the Sole Agents.

Sellers Chartered Surveyors

Contact: Matthew Pearcey

07764 269803

matthewpearcey@sellers-surveyors.co.uk

Additional Images



Additional Images



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Location Map

