



CHARTERED SURVEYORS

Please call us

01384 456789

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



B3, B4/B5 Dudley Central Trading Estate, Shaw Road, Dudley

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
6,597 sq ft (613 sq m)

Purchase Price
£480,000

Freehold unit located to a popular estate
Close to Dudley Southern Bypass (A461)
Includes Offices
Two roller shutter doors

Location

The premises are located on the Dudley Central Trading Estate. Dudley Town Centre is located within one mile. The A461 Dudley Southern By Pass is within half a mile. The Motorway network is accessible via Junction 2 of the M5 at Oldbury.

Description

Of steel framed construction with brick/blockwork walls surmounted by "North light" pitched roofs with wire glazed lighting panels. Height to eaves 13'11" (4.24m) approx. The front elevation is clad with profiled metal sheeting. Access is via two roller shutter doors. The property includes an internal two storey block which incorporating first floor offices.

Parking is available to the front of the unit.

Accommodation (Gross Internal Area) approx.

6,597 sq.ft (613.06 sq.m) Gross Internal Area approx.

Services

All mains services are connected.

A gas fired boiler feeds panel radiators to the offices. A gas fired space heater and 2 No overhead mounted radiant heaters are included.

An "internal" C.C.T.V. system and intruder alarm are included.

Please note the Vendors/Agents have not tested the services/heating systems.

Rating Assessment

Rateable Value - £20,250.

U.B.R. 51.2p in the £(2023/2024).

Purchase Price

£480,000.

V.A.T.

The purchase price will not be subject to V.A.T.

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.

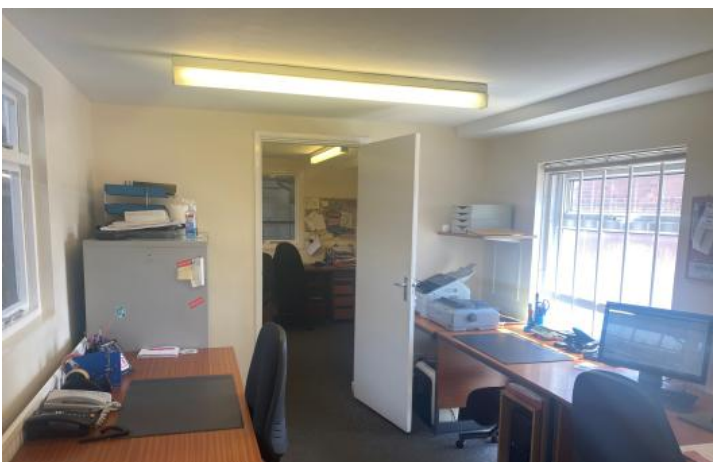
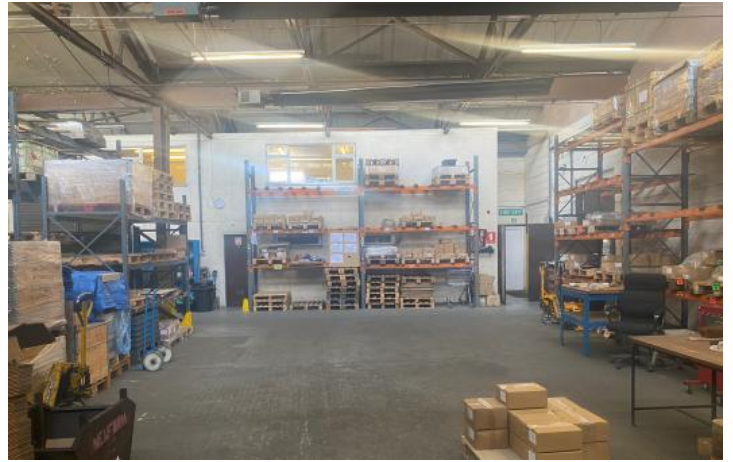
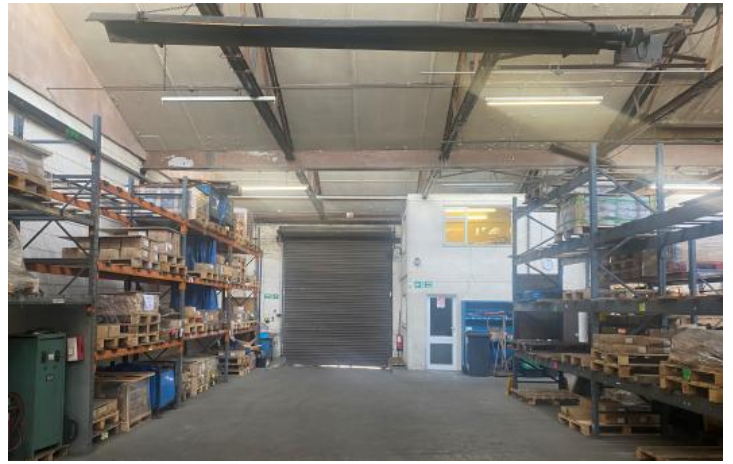
Viewing

Strictly via the Sole Agents

Sellers Chartered Surveyors
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Additional Images



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