



Masterfit House, Colliery Road, West Bromwich B71 4JT

## FOR SALE

INDUSTRIAL / WAREHOUSE

**Size**  
31,279 sq ft on 1.3 acres

**Purchase Price**  
Offers on £2,500,000

Detached workshop with yard

Site area - 1.3 Acres approx.

Within 1 mile of Junction 1 M5

Substantial power supply

Four vehicular access doors

## Location

The property is situated on Colliery Road, West Bromwich. Colliery Road is accessed via the A41 Birmingham Road, which in turn connects to Junction 1 of the M5 Motorway, approximately 1/4 mile to the north.

West Bromwich town centre is approximately 1/2 mile to the west of the property, with Birmingham City Centre being approximately 5 miles distant.

## Description

Masterfit House comprises of a detached single storey workshop of steel framed construction with brick/profiled metal sheeted part glazed walls surmounted by a number of pitched roofs. Height to eaves - 4.5 m. (14'10") approx. Vehicular access is via one single and two double concertina loading doors and a roller shutter door.

Offices etc. are situated to the Colliery Road frontage.

Car parking/yard areas are situated to either side of the building.

## Accommodation (Gross Internal Area) approx.

31,279 sq.ft. (2,907 sq.m.).

## Site Area

1.3 Acres (0.53 Hectares).

## Services

We understand that all main services are connected to the property.

## Rating Assessments

Restall Brothers Ltd, Pt Masterfit House - Rateable Value £36,250.

Sbv Trading Ltd, Pt Masterfit House - Rateable Value £38,750.

Void Pt Masterfit House - Rateable Value £26,500.

U.B.R. - 51.2p in the £ (2024/25).

## Purchase Price

Offers based on £2,500,000.

## V.A.T.

V.A.T. will be levied on the purchase price.

## 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 - E.

## Viewing

Strictly via the Sole Agents

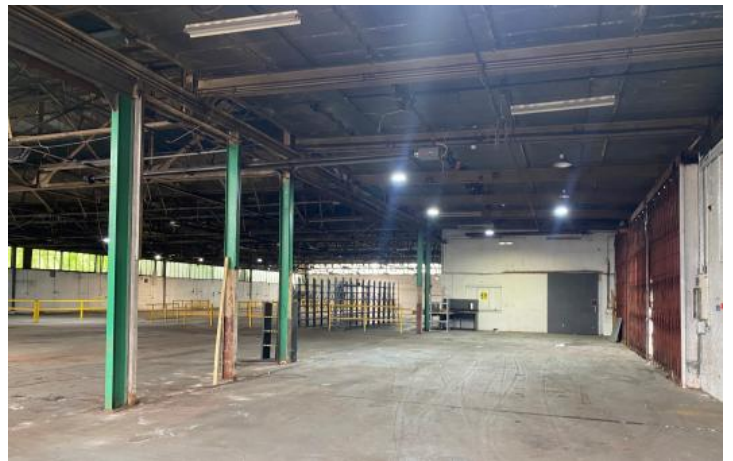
Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

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# Additional Images



## Additional Images



# Location Map

