



UNITS 3A & 3B RIDGACRE ROAD

West Bromwich, West Midlands, B71 1DB

On behalf of Messrs C Pole and R Grant esq, Joint Administrators of Rimstock Limited
FOR SALE WAREHOUSE & INDUSTRIAL



KEY HIGHLIGHTS

- Established industrial and distribution location
- Modern industrial and warehouse facility with eaves heights of circa 5.25 metres
- Circa 2 miles from Junction 1 M5 Motorway
- 2.7 acres
- Circa 76,000 sq ft in total
- Held Long Leasehold
- Secure site with Car Parking
- Unconditional Offers Invited

LOCATION

The property is located on the Ridgacre Enterprise Park, situated just off the A41 Black Country New Road to the north west of West Bromwich on Ridgacre Road, off Black Lake.

There is excellent motorway access, via the A41 directly to Junction 1 of the M5 motorway which is circa 2 miles to the south east. The M5 Motorway links into the M6 Motorway to the north and the M42 to the south providing direct access to the rest of the country's motorway network.

The property has a double road frontage to Ridgacre Road.

DESCRIPTION

Comprises of a modern industrial unit built in 1980's with later extensions in 2003. Steel portal framed construction and fully clad with lined profile steel. 5 interconnected bays. Eaves heights circa 5.25m. Multiple access doors. Integral 2 storey offices. External hard surfaced yard area plus car parking and fully surrounded by secure metal palisade fencing.

Ancillary storage in two lightweight 'TempAstor' buildings connected to the main building.

Floor Areas	Sq.ft	Sq.m
Warehouse/workshops	66,650	6,192
Offices	3,616	336
Light-weight stores	5,815	540
Total	76,081	7,068

- Site area 1.09 hectares (2.70 acres)

PLANNING

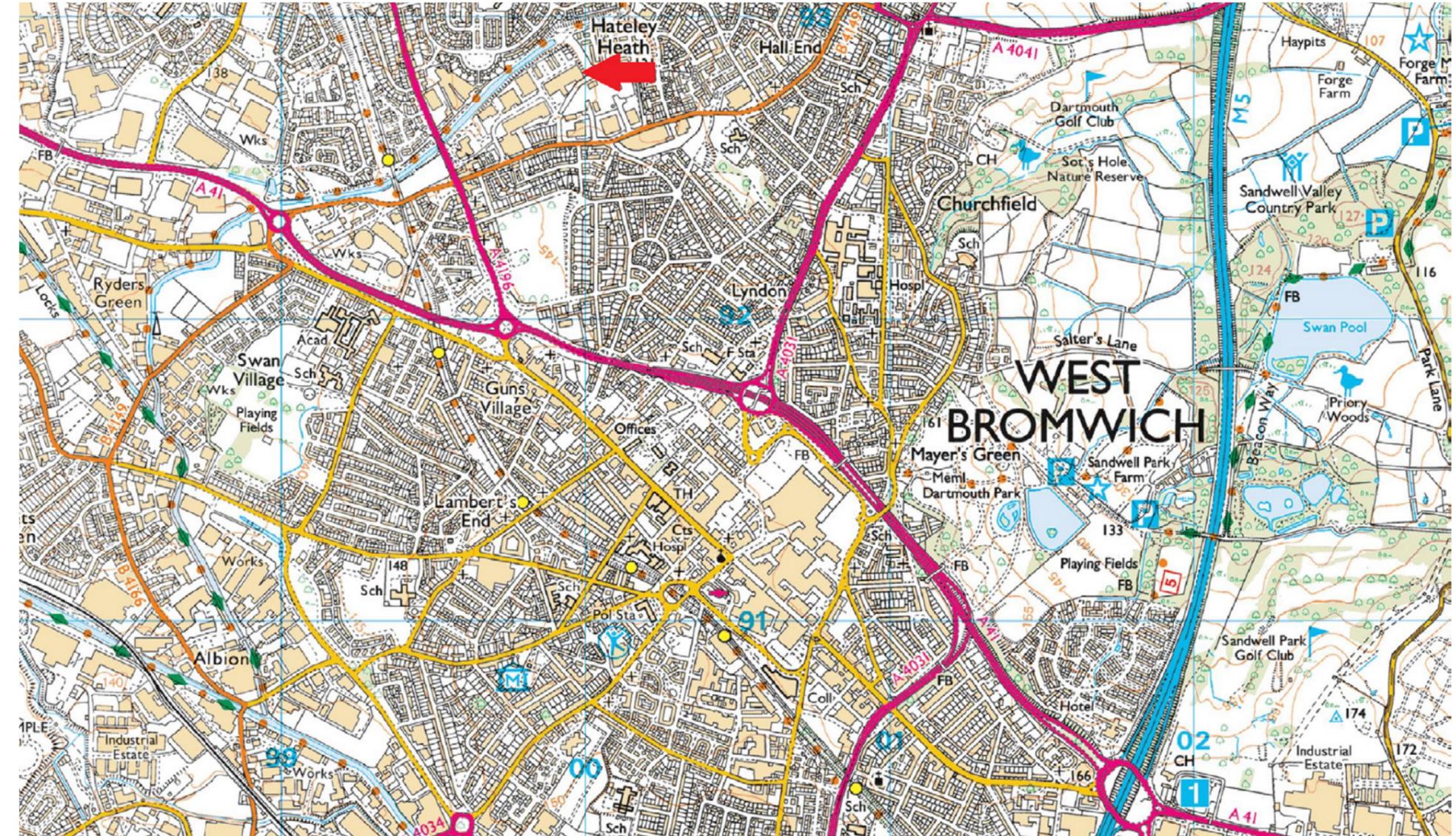
B2 General industrial and B8 Storage or distribution

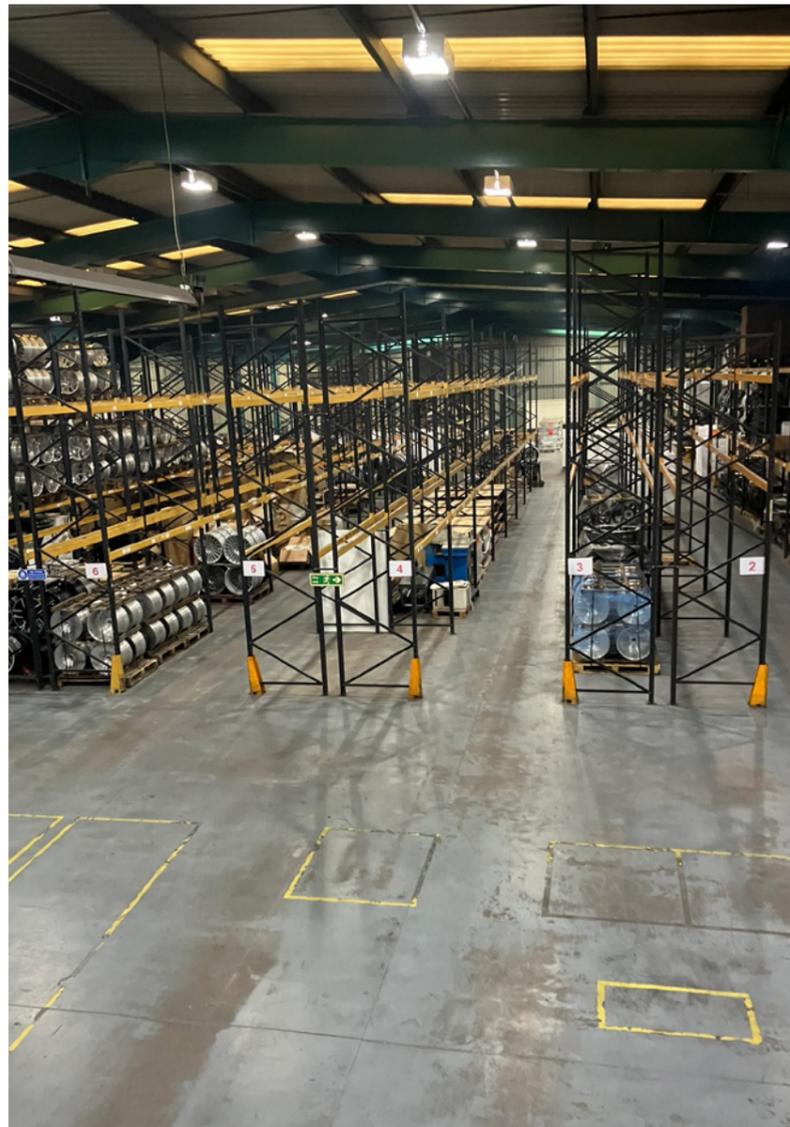
All interested parties should undertake and rely on their own planning enquiries and due diligence with Sandwell Borough Council.



BOUNDARY OUTLINE FOR REFERENCE ONLY

LOCATION MAP





TENURE

- Held long leasehold.
- Unit 3a: Is held until 24 December 2104 thus having 81 years remaining. We understand that the ground payable is £24,500 per annum.
- Unit 3b: Is held until 5 October 2124 thus having 101 years remaining. We understand that the ground payable is £16,250 per annum.
- Total ground rent of £40,750 per annum.

RATEABLE VALUE

Unit 3a 3b - 2023: £233,000

EPC

EPC Rating

B-50

SERVICES

We understand that all mains services are connected and in good working order. However all interested should make their own enquiries to the relevant authorities regarding the suitability, capacity and exact location of services.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction.

VAT

We understand that VAT will be chargeable in addition to the purchase price.

VIEWINGS & FURTHER INFORMATION

On-site viewing is strictly by appointment with Savills only. Further detailed information via an Online Dataroom will be made available to interested parties on request.

TERMS

The property is being sold on behalf of the Joint Administrators of Rimstock Limited, subject to contract.

Unconditional offers are invited for the long leasehold interest.

Interested parties should register their interest via email for the attention of Simon Hunt, Izzy Clarke or Christian Smith.

CONTACT

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