



BOUNDARY OUTLINE FOR REFERENCE ONLY

UNIT 2 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
- 2 miles from Junction 1 M5 Motorway
- Modern specification
- 1.02 acres / circa 21,200 Sq.ft
- Held Long Leasehold
- Secure site with Car Parking
- 5 metre eaves
- 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 surrounding area to the property is a mixed commercial and residential area. The property has a road frontage and access from Ridgacre Road.

DESCRIPTION

Comprises a mid 1980's built, industrial /storage unit with its own offices, yard and parking.

Steel portal framed construction and fully clad with lined profile steel with lined profile steel and an eaves height of circa 5 metres.

	Floor Areas	Sq.ft	Sq.m
Unit 2	Warehouse + Offices	21,231	1,972.4

- Site area 0.42 hectares (1.02 acres)

PLANNING

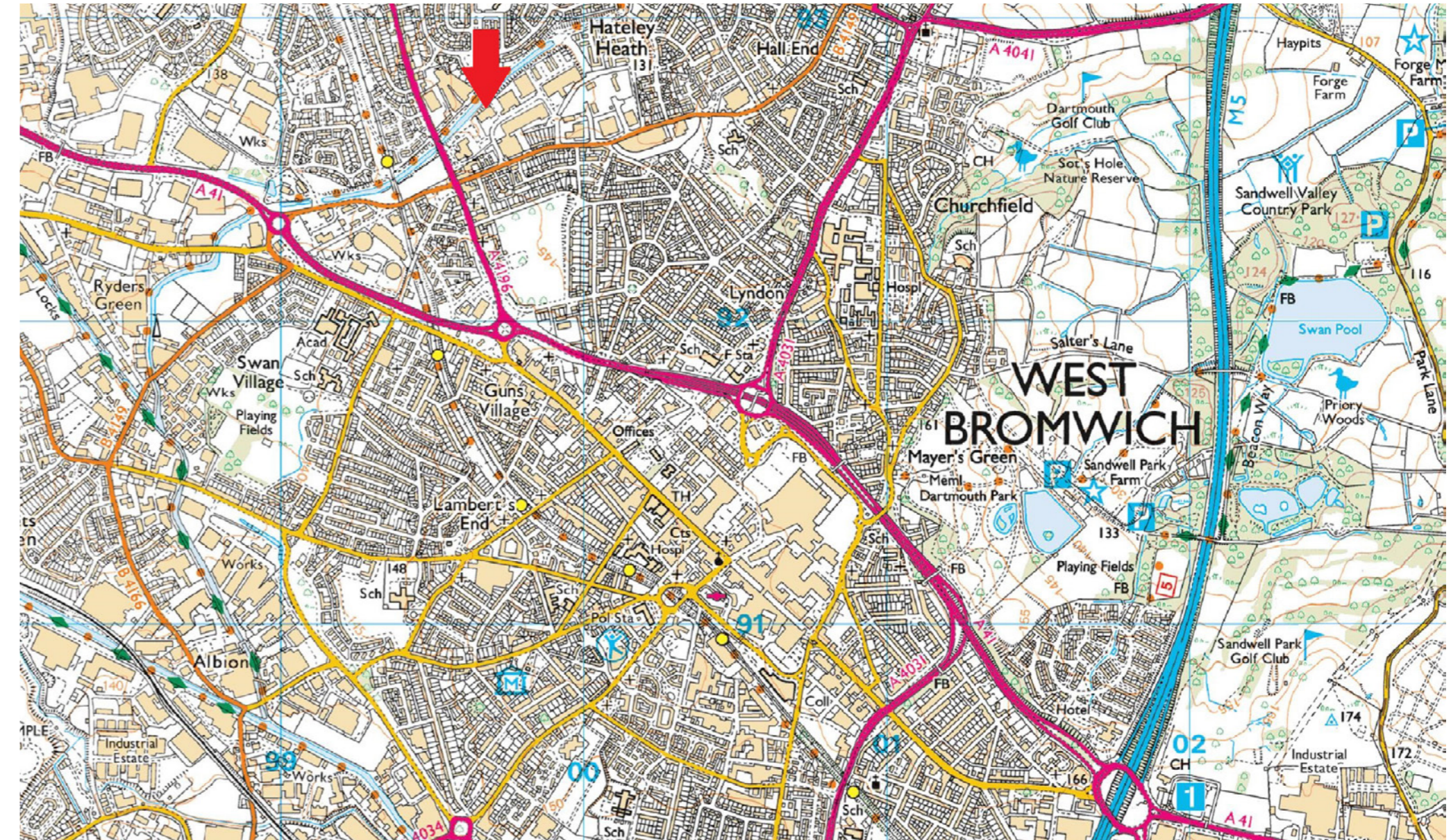
B2 General industrial and B8 Storage or distribution

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



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LOCATION MAP





TENURE

Unit 2 is held long leasehold via a lease of 121 years from 25 December 1983, thus having 81 years remaining. We understand the ground rent payable is £19,000.

RATEABLE VALUE

2023: £76,000

EPC

EPC Rating

C - 61

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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