



BOUNDARY OUTLINE FOR REFERENCE ONLY

BLACKLAKE 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 specification with circa 9.5m up to 13.75 metre eaves
- 2 miles from Junction 1 M5 Motorway
- 3.41 acre site
- Workshops, offices and yard
- Circa 77,000 Sq.ft
- Held Long Leasehold
- High kVA capacity
- Secure site with Car Parking
- Potential to be sub divided
- 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 double road frontage to Black Lake and Ridgacre Road and is bounded to the north by the branch Canal with the current main access from Ridgacre Road and a further access point from Black Lake.

DESCRIPTION

Comprises a modern industrial premises built in 1980's with later extensions in 2003 and 2017. Steel portal framed construction and fully clad with lined profile steel. The eaves height range from 9.5 metres up to 13.75 metres. Reinforced concrete floors and 5 electric roller shutter doors. Hot air gas blowers.

This was the original 1980's built production facility and offices premises of the Express and Star. Rimstock extended the main warehouse and production facility substantially in 2017.

The site also incorporates the derelict 'Express and Star' former offices which front on to the main road and connect to the main production building. The offices have never been used by Rimstock and have been derelict for many years and are in the same condition as the main warehouse.

Floor Areas	Sq.ft	Sq.m
Warehouse	77,215	7,173
Derelict offices	13,819	1,284

- Site area 1.38 hectares (3.41 acres)

PLANNING

B1 Offices and Workshop businesses, 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.



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LOCATION MAP





TENURE

Blacklake is held long leasehold via two co-terminus leases of 125 years from 21 July 2017, thus having 119 years remaining. We understand the ground rent is £57,500 and £10,000.

RATEABLE VALUE

2023 £427,500

EPC

EPC Rating

- C - 57
- D - 95 (derelict office)

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.



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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.

TERMS

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