



Sanderson
Weatherall

FOR SALE FREEHOLD Neos Technologies Halesowen

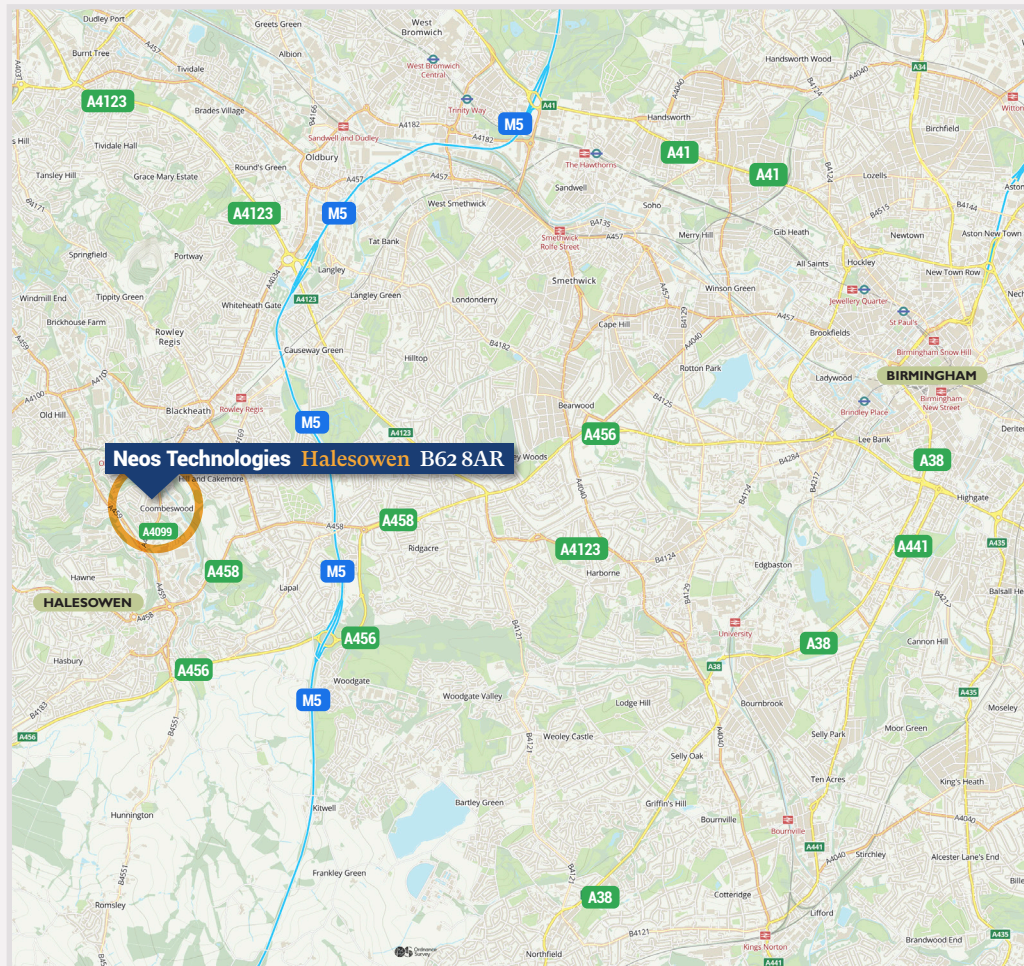
- Warehouse with integrated two-storey offices
- 2,111.46 sq m (22,728 sq ft)
- 0.26 hectares (0.65 acres)
- Sale on behalf of Law of Property Act Receivers

Lodgefield Road, Halesowen B62 8AR

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Location

The property is located on the eastern side of Lodgefield Road on the outskirts of Halesowen, approximately 7 miles west of Birmingham City Centre. The A458 is situated a short distance south of the property connecting to the A456 and Junction 3 off the M5, providing direct access to the national motorway network.



Site



Description

■ The property comprises a semi-detached warehouse of part steel frame with trussed roof and part steel portal frame construction. The property incorporates two bays of warehousing, integrated two-storey offices, an interconnected rear extension and a detached rear workshop, totalling 2,111.46 sq m (22,728 sq ft).

■ The warehouse has concrete flooring, sodium lighting, rooflights, a minimum eaves height of 6.68m and electric roller shutters to the front and rear.

■ The offices contain cellular accommodation, with a staff canteen and WCs on the ground floor and open plan high specification offices on the first floor.

■ The property is heated by radiant gas heaters to the warehouse. Air conditioning and gas central heating units are installed in the offices.

■ Externally, the property has a small yard to the rear and a loading bay and car parking area with capacity for 21 vehicles to the front.

■ The property is situated on a site of 0.26 hectares (0.65 acres).





Accommodation

Unit	Sq m	Sq ft
Ground Floor		
Reception	14.85	160
Warehouse	1,447.69	15,583
Ancillary Offices	187.96	2,023
Warehouse Extension	169.23	1,822
Workshop	28.00	301
First Floor		
Offices	263.74	2,839
Total	2,111.46	22,728



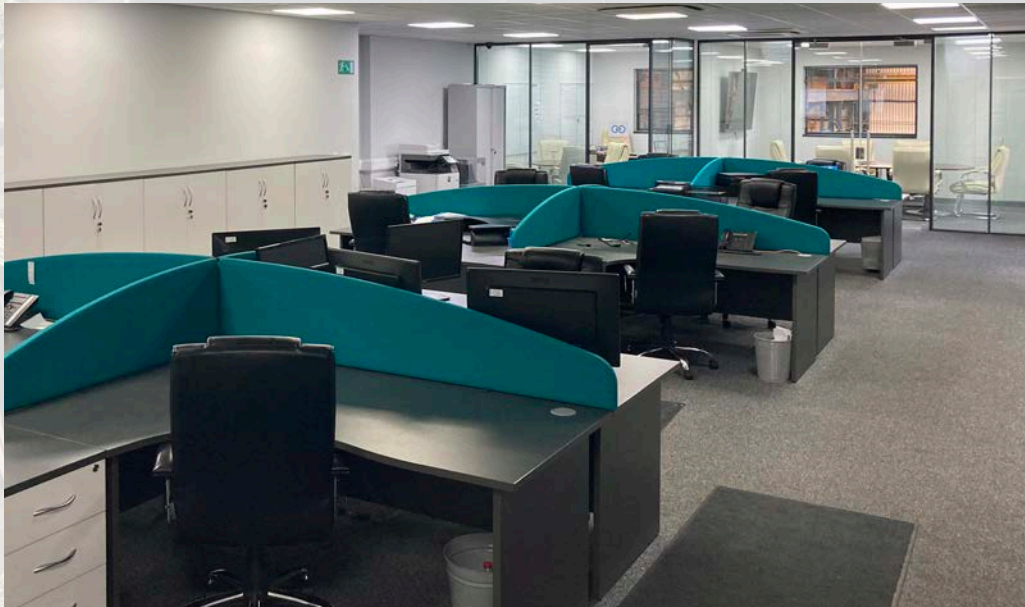


Services

We understand the property has access to all mains services. The property has solar panels to the roof. All fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or suitability can be provided.

Planning

The property has planning consent for **B2 to B8 Use**. Enquiries regarding proposed use of the property should be discussed with Dudley Metropolitan Borough Council.



VAT

Any figures agreed or quoted will be exclusive of VAT. The agents await confirmation of the VAT status of the building.

EPC

The property has been assessed as having an EPC rating of **C(64)**. A copy of the EPC certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any sale.

Business Rates

The property is currently assessed for business rates with a **rateable value of £61,500**.

Tenure

The property is held Freehold under Title No. **WM411844**. Title documentation is available on request.

Terms

The property is available with unconditional offers sought in excess of **£1,200,000**.

CONTACT



**Sanderson
Weatherall**

For further information or to arrange a viewing, please contact:

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