



Sanderson
Weatherall

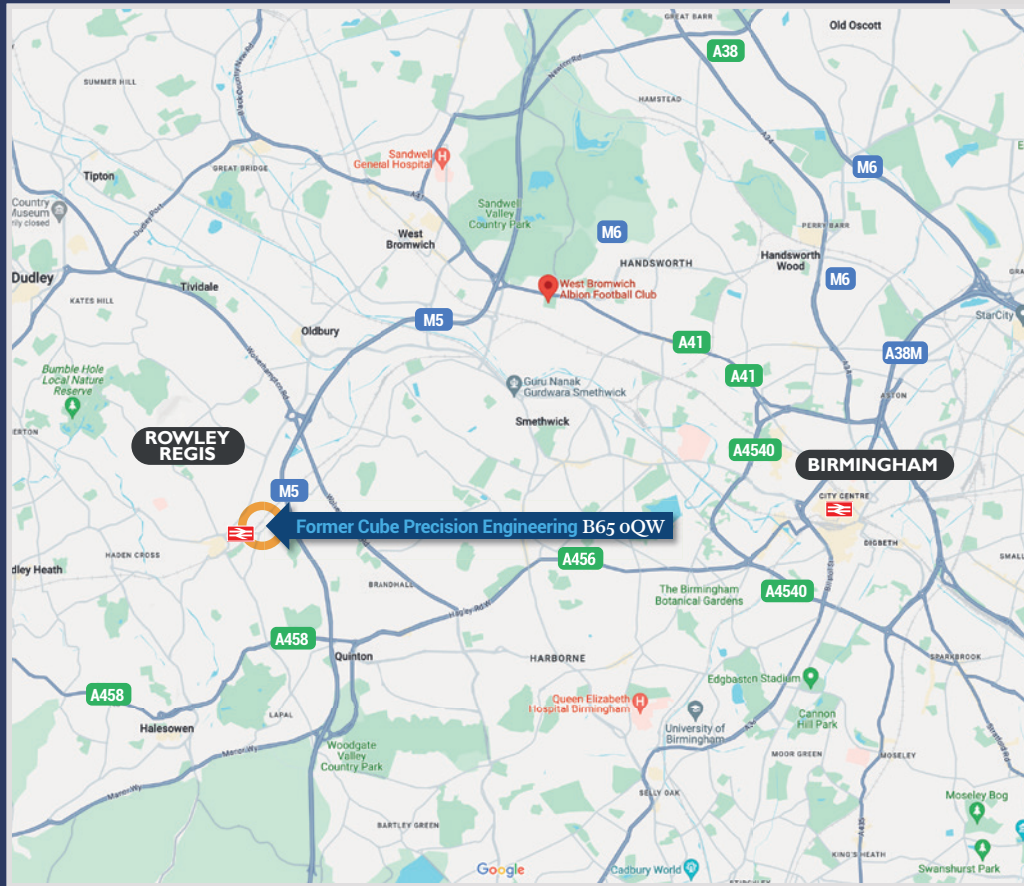
FOR SALE
Freehold



- Warehouse and office accommodation
- 3,604 Sq M (38,791 Sq Ft)
- 0.72 Hectares (1.77 Acres)

Former Cube Precision Engineering, Cakemore Road, Rowley Regis, B65 0QW

Location

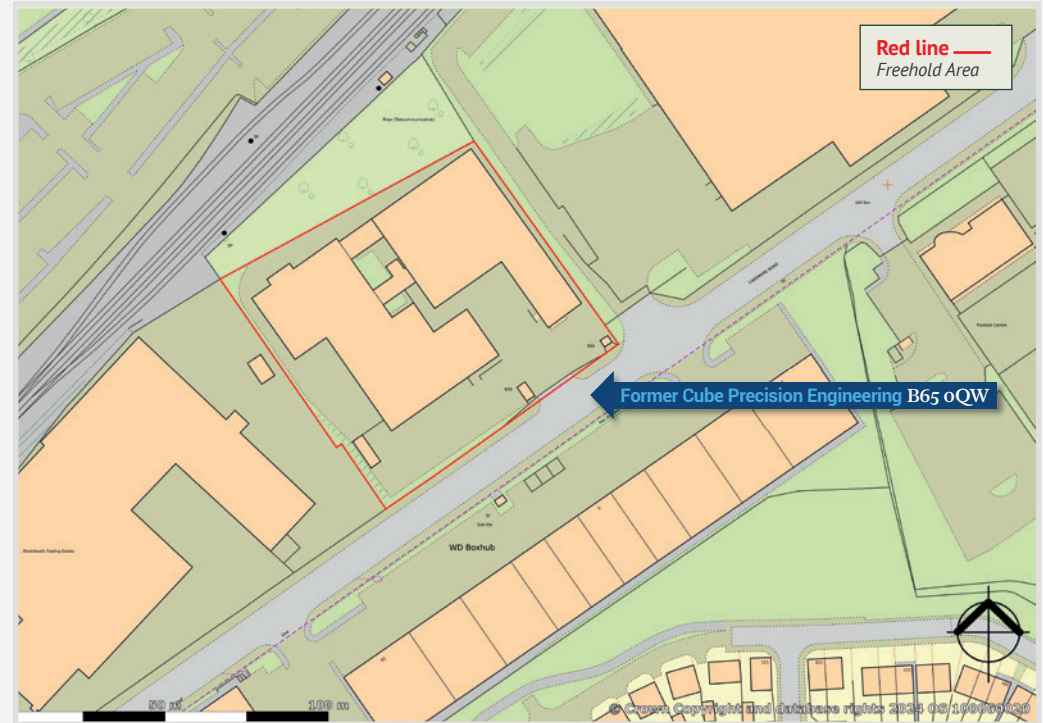


The property is prominently located fronting Cakemore Road (B4169), a busy local route, in Rowley Regis. A short distance away, Rowley Regis Station (Park & Ride), has an annual rail passenger usage of over 1.2 million.

The premises is situated midway between Halesowen and Oldbury, providing excellent access to the M5 motorway at Junction 2 (1.4 miles) or alternatively Junction 3 (3.7 miles) via the A456. Birmingham City Centre is approximately 6 miles to the East and accessed via the A4123 and A456

Site

created on edozo



Description

The property comprises a large industrial building built circa 1980's / 90s with ancillary offices along the front elevation, arranged on ground and first floors. The property has been extended and refurbished over time and provides good quality, flexible accommodation.

The property is a combination of steel portal frame and in some parts external brick facing construction under a variety of pitched roofs of varying heights.

Externally, to one side there is a secure enclosed yard for loading and storage and towards the front there is off-road parking for approximately 30 vehicles.

Red line —
Freehold Area

Aerial view

M5

M5



Rowley Regis

Former Cube Precision Engineering B65 0QW

Former Cube Precision Engineering B65 0QW



Red line — Freehold Area

Accommodation

Unit	SQ M	SQ FT
Main Building		
Warehouse	2,706	29,127
Ground Floor Offices	458	4,930
First Floor Offices	129	1,388
Extension		
Warehouse	138	1,485
Ground Floor Offices	138	1,485
First Floor Offices	35	376
TOTAL (GIA)	3,604	38,791

Services

We understand the property has access to all mains services. The offices also have a gas central heating system installed servicing wall mounted radiators. 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.

VAT

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

Legal Costs

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

Energy Performance Certification

The building has been assessed as **D(81)**. A copy of the EPC certificate is available on request.

Terms

The property is available with unconditional offers sought in excess of **£1,750,000**.

Planning

The property has planning consent for use as **warehousing and offices**. At the time the buildings were constructed, this normally would have fallen under Use **Classes B1, B2 and B8 (general industrial)**. Enquiries regarding your proposed use of the property should be discussed with **Sandwell Borough Council Planning Department**.

Business Rates

The property is currently assessed for Business Rates with an April 2023 rateable value of **£122,000 for the main building and £19,250 for the extension**.

Tenure

The property is held on two freehold titles both of which will be offered up as part of any sale, under land registry title numbers **WM574501 and WM909663**. Title documentation is available on request.

Telecommunications Mast

A mast is situated on the roof of the main building. The tenant is currently holding over and the current passing rent is **£9,343.54**. Further documentation is available on request.

Contacts



**Sanderson
Weatherall**

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

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