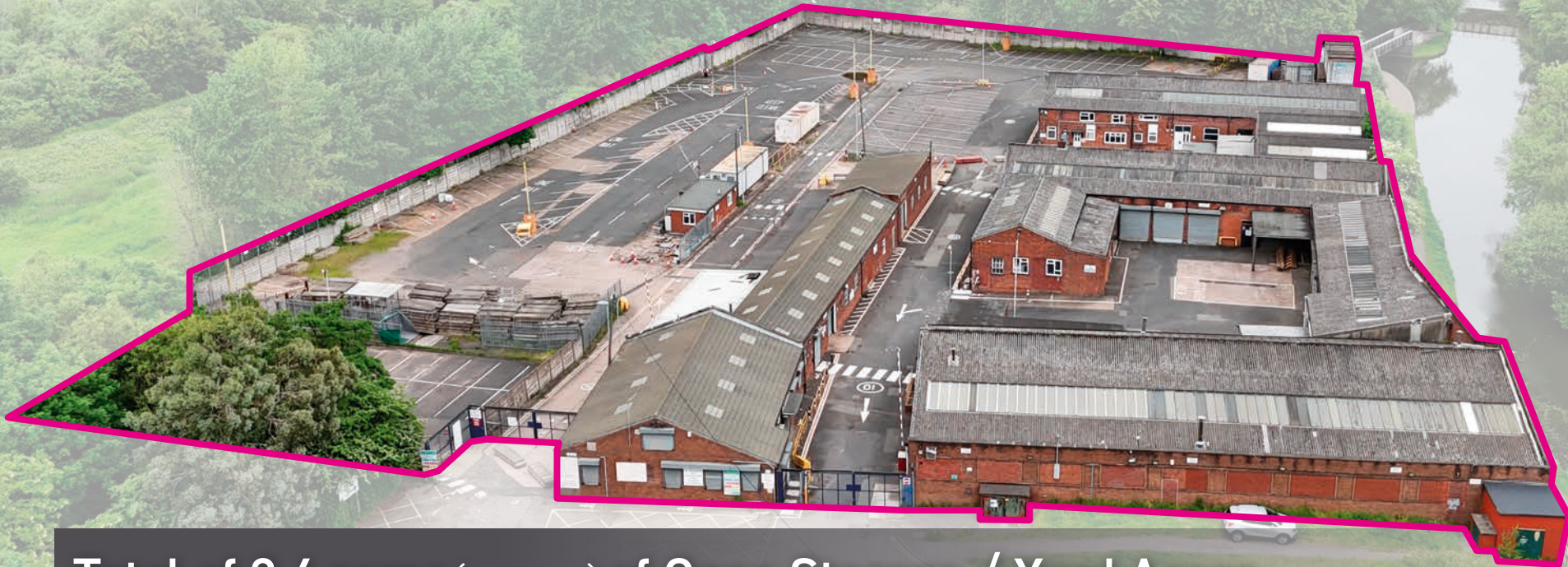


FOR SALE

Vacant freehold industrial estate offering extensive asset management opportunities.



Total of 3.6 acres (approx.) of Open Storage / Yard Areas,
19,797sqft of warehousing & 9,819sqft of offices

DMBC 'THE LEYS' DEPOT
Brockmoor, Brierley Hill, West Midlands, DY5 3UP



hexagonTM
commercial property

SUMMARY

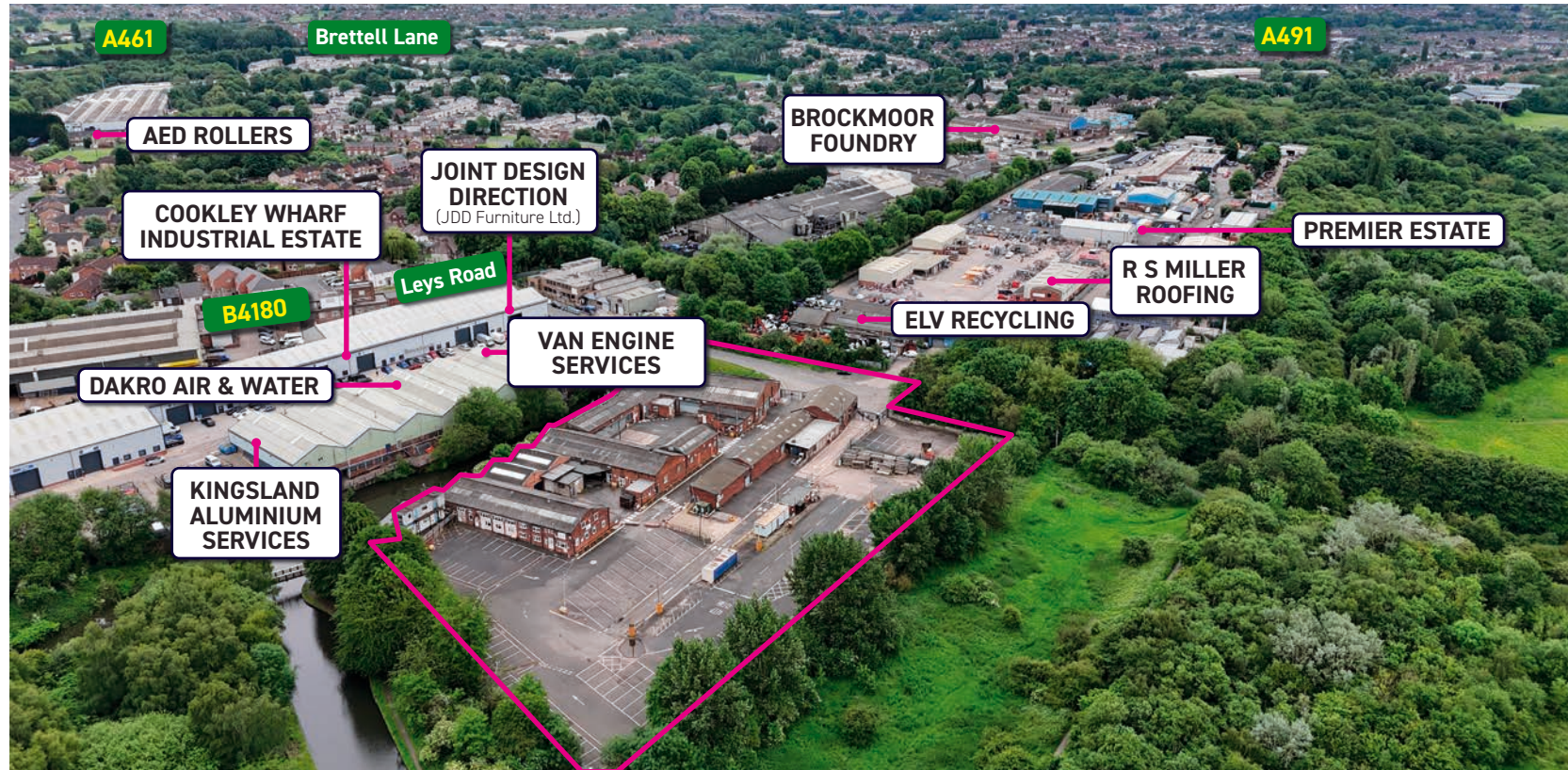
A rare opportunity to acquire the former Dudle Metropolitan Borough Council (DMBC) 'The Leys' depot which presents an exciting opportunity for the next suitor.

The site comprises a range of office, warehouse and open storage land accommodation - sitting on a total site area of 3.6 acres (approx.) and houses 19,797sqft of warehousing and 9,819sqft of offices. The accommodation ranges in quality and age and (STP) could easily be split or redeveloped. It offers a low site density of just 17.2%

The site has been fully-occupied by DMBC for a number of years as a storage depot of building materials for housing maintenance purposes. The site provides ample warehousing, offices and yards / parking.

The yard / roadways are of tarmac construction in the main, warehousing of steel truss / portal frame construction and offices built within warehousing spaces and also self-contained office blocks.

- DMBC will also consider letting the entire premises in addition to the sale with vacant possession.
- Phase 1 Ground Investigation report and CMRA are available – please contact the agent for further details.



POTENTIAL TO ADD VALUE

- REFURB EXISTING SPACE & RE-LET
- DEVELOP ADDITIONAL UNITS ON SITE (STP)
- INDUSTRIAL OPEN STORAGE POTENTIAL
- MAY SUIT FOR A BUILDER'S MERCHANTS OWING TO SIGNIFICANT YARDS, ETC.

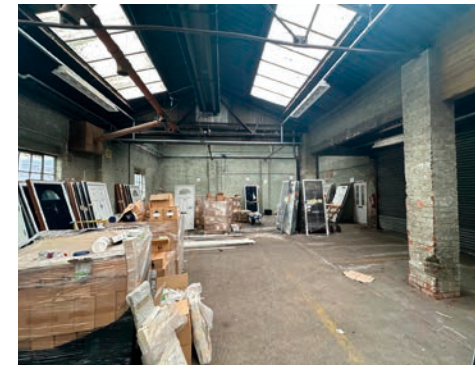
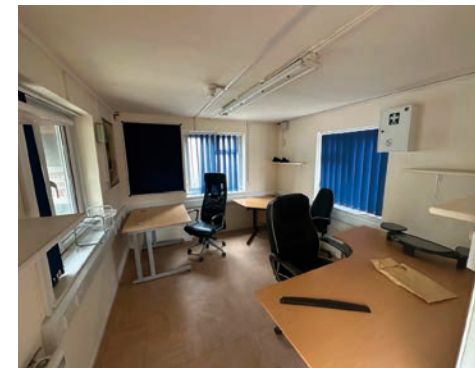
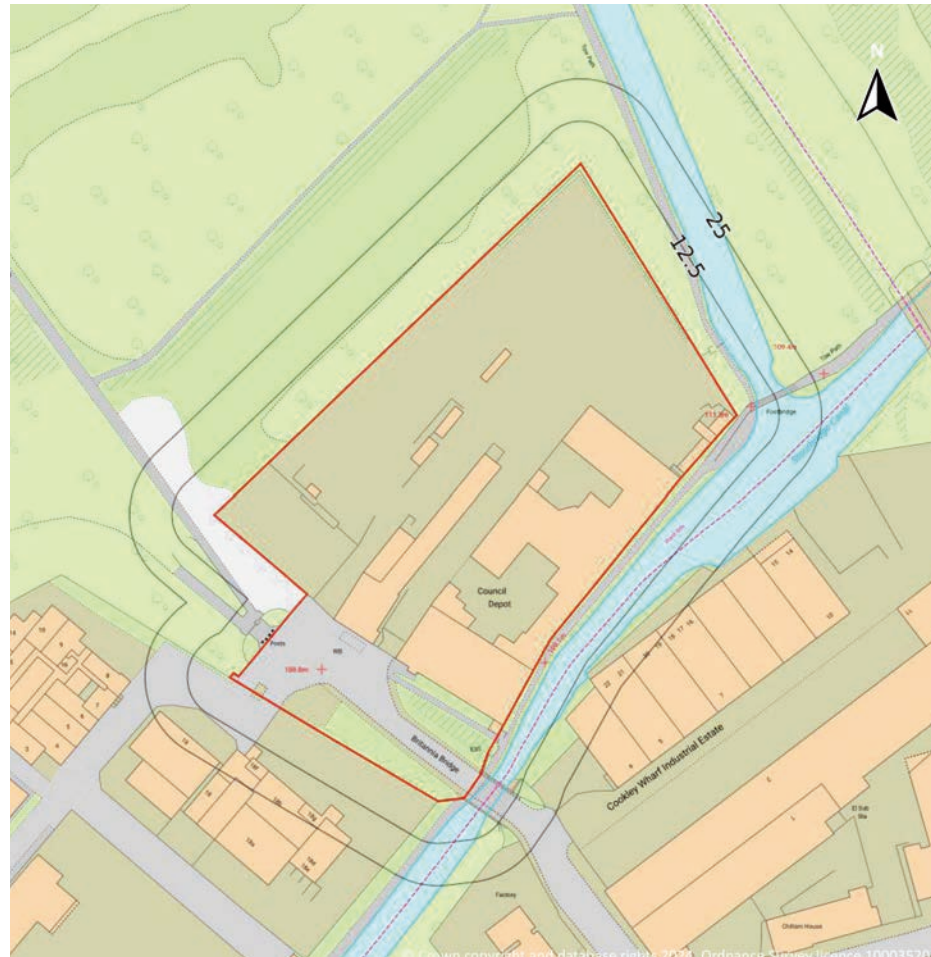
Major nearby occupiers include:



ACCOMMODATION

	SIZE
Offices	6,985sqft
Warehousing	19,797sqft
First Floor Offices	2,834sqft
Welfare	364sqft
Overage Land	1.9 acres
OVERALL SITE	3.605 acres approx.

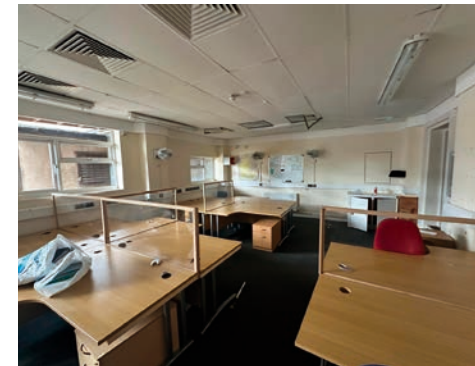
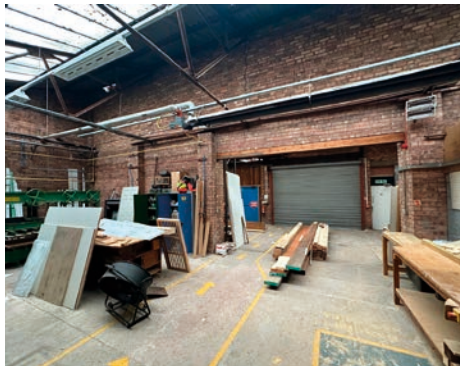
Guide Price of £2,100,000



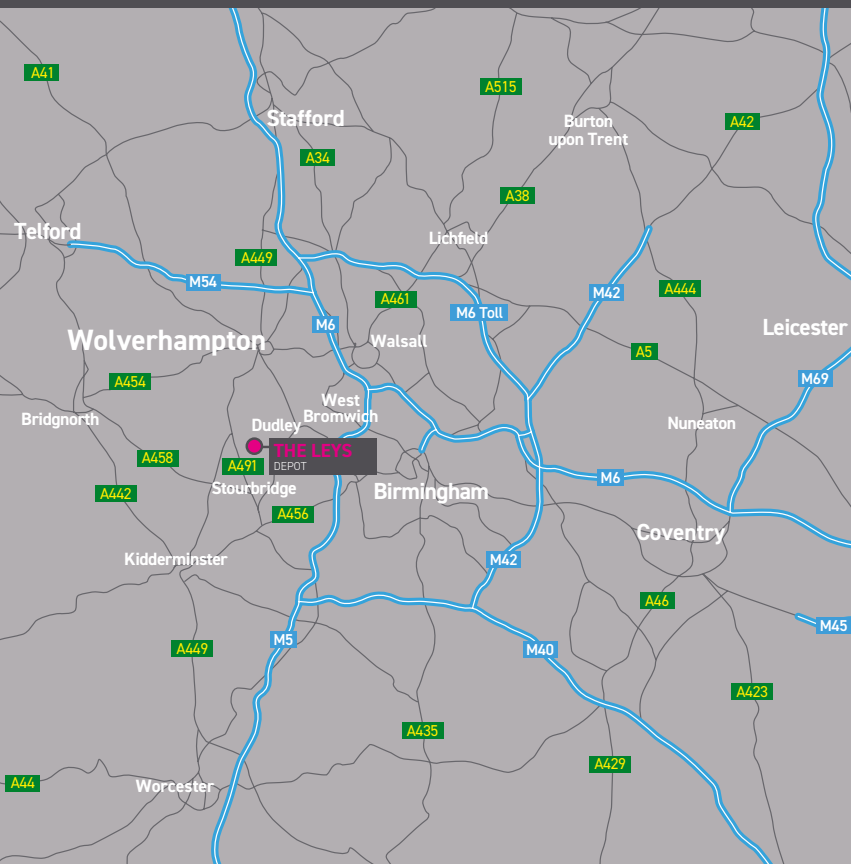
DMBC 'THE LEYS' DEPOT

BROCKMOOR | BRIERLEY HILL | DY5 3UP

LAND & BUILDINGS FOR SALE



DMBC 'THE LEYS' DEPOT



TRAVEL DISTANCES

SAT NAV: DY5 3UP
What 3 Words: ///ages.circle.ports

TOWNS & CITIES

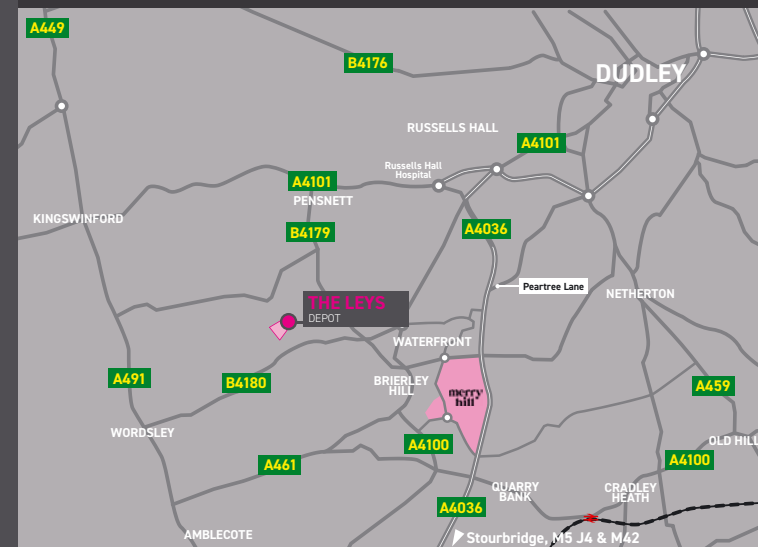
Dudley	3.3 miles	12 mins
Stourbridge	2.6 miles	10 mins
West Bromwich	8.5 miles	20 mins
Wolverhampton	9.4 miles	25 mins
Walsall	10.7 miles	30 mins
Birmingham	12.1 miles	35 mins
Coventry	36.0 miles	55 mins
Manchester	83.3 miles	1 hr 44 mins
London	126.0 miles	2 hrs 25 mins

MOTORWAYS

M5 J2	7.0 miles	20 mins
M6 J9	9.5 miles	24 mins
M5 J4/M42	11.0 miles	28 mins
M6 J10	11.6 miles	26 mins
M54	12.7 miles	30 mins
M6 Toll	15.2 miles	35 mins
M40	22.5 miles	43 mins
M69	36.5 miles	56 mins
M1	44.6 miles	1 hr 10 mins
M25	110.0 miles	2 hr 05 mins

AIRPORTS

Birmingham	30.5 miles	55 mins
East Midlands	52.9 miles	1 hr 20 mins
Manchester	76.5 miles	1 hr 35 mins
Heathrow	115.0 miles	2 hrs 20 mins



LOCATION

The property is located on Leys Road and sits opposite Premier Partnership Estate and perpendicular to Cookley Wharf Industrial Estate - a prestigious multi-let Estate recently redeveloped by Goold Estates.

The property is outside the town centre of Brierley Hill approximately 3 miles from Dudley town centre and 12 miles from Birmingham City Centre. The location is well-established and has good transport links being located close to the A491 which provides access to Wolverhampton to the north and Stourbridge and the wider national motorway network to the south. The estate is adjacent to the canal. Nearby occupiers include R S Miller Roofing, Joint Design Direction (JDD Furniture Ltd.), Dakro Air & Water and ELV Recycling.

CONTACT

For further information or to arrange an inspection, please contact the Sole Agent:



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