



hexagon™
commercial property



- RARE FREEHOLD OPPORTUNITY
- HIGH VOLUME OF PASSING TRAFFIC
- SUITABLE FOR A NUMBER OF USES (STP)
- PROMINENT ROADSIDE LOCATION

INDUSTRIAL / LAND

0.4 Acres (0.16 Hectares)

POA

Former Tallboat Plant Hire, Brierley Hill, DY5 1TQ

FOR SALE



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Description

A rare opportunity to acquire the Freehold premises formerly occupied by Tall Boat Plant Hire. Situated on a main A road (Pedmore Road) on a generous site (of 0.4 acres approx.).

The property occupies a prime position on the A4036 which benefits from over 20,000 daily vehicle movements and provides a very low site cover of approximately 10%.

The steel portal frame warehouse, which measures 3,974 sq ft on the Ground Floor, benefits from self-contained office/reception, kitchenette, W/C's and First Floor offices (286 sq ft). The yard, which provides ample space for parking or externally storing items, is of predominantly tarmac finish with certain areas being concrete infills.

Location

The property is prominently located on the A4036, less than half a mile away from the well-known Merry Hill Shopping Centre. The property is within Dudley which is a large industrialised market town and the administrative centre of the West Midlands and is approximately 13 miles west of central Birmingham. Nearby occupiers include BP, SIG, Starbucks, Jewson, Travis Perkins, Screwfix and Euro Car Parts. Junctions 2 & 3 of the M5 motorway are approximately 5 miles distance providing access to the Black Country and National Motorway network.

Accommodation

Warehouse - 3,974 Sq Ft

First Floor Office - 286 Sq Ft

Site Area - 0.4 Acres

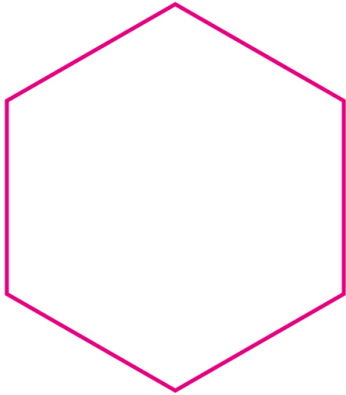
Rates

Rateable Value - £20,250

Rates Payable - £10,104.75 approx.

Terms

The freehold interest is for sale with the benefit of vacant possession.



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