

BROADWELL WORKS, 60 DUDLEY ROAD EAST, TIVIDALE, OLDBURY, WEST MIDLANDS, B69 3HJ (B69 3HL)



FREEHOLD FOR SALE

GROUND FLOOR
INDUSTRIAL/WAREHOUSE FACILITY
(INCLUDING ANCILLARY OFFICES)

34,184 sq.ft/3,175.77 sq.m

- Substantial, overhead gantry crane
- 6, electrically operated roller shutter doors
- 2 gated entrances (palisade fencing)
- Fully alarmed
- 500 KVA electrical supply
- Direct/substantial frontage onto Dudley Road East (A457)
- Within close proximity to Oldbury Town Centre
- Circa, 1.5 miles from junction 2 of the M5 motorway



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent corner position, situated at the intersection of Dudley Road East (A457 – extensive frontage – considerable traffic flow) and Lower City Road.

Oldbury Town Centre is within close proximity.

Access to the national motorway network is provided by junction 2 of the M5 motorway (circa, 1.5 miles south east).

DESCRIPTION

The subject premises comprise predominantly ground floor industrial/warehouse accommodation, including 2 storey offices.

Advantages include:

- 2, fully functional gantry cranes (5 & 10 ton)
- 6, electrically operated roller shutter doors
- Minimum working height circa, **26 ft/7.93m**
- Gas fired central heating system/radiant heaters/overhead heaters
- Excellent natural light
- Works kitchen/canteen/toilet facilities

The 2 storey office accommodation is of a reasonably high standard. Windows are UPVC double glazed. Floor coverings are a combination of carpet and laminate. Series of private meeting rooms and general offices. Kitchen and toilet facilities.

ACCOMMODATION

34,184 sq.ft/3,175.77 sq.m

PLANNING

We are advised the subject premises has consent to be utilised on the basis of use class B2 (general industrial).

Any interested party should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

VAT

VAT is applicable

BUSINESS RATES

At present, the subject premises attracts 3 separate rating assessments.

As a result, we would estimate rates payable in the region of **£51,000 pa**

MAINS SUPPLIES

The property has the advantage of a substantial, electrical supply (**500 KVA**), gas, water and drainage.

CONSIDERATION

Offers in excess of **£2M (Two Million Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

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SITE AREA

Circa, 1.35 acres/0.55 of a hectare

Excellent (concrete surfaces) off street loading/car parking.



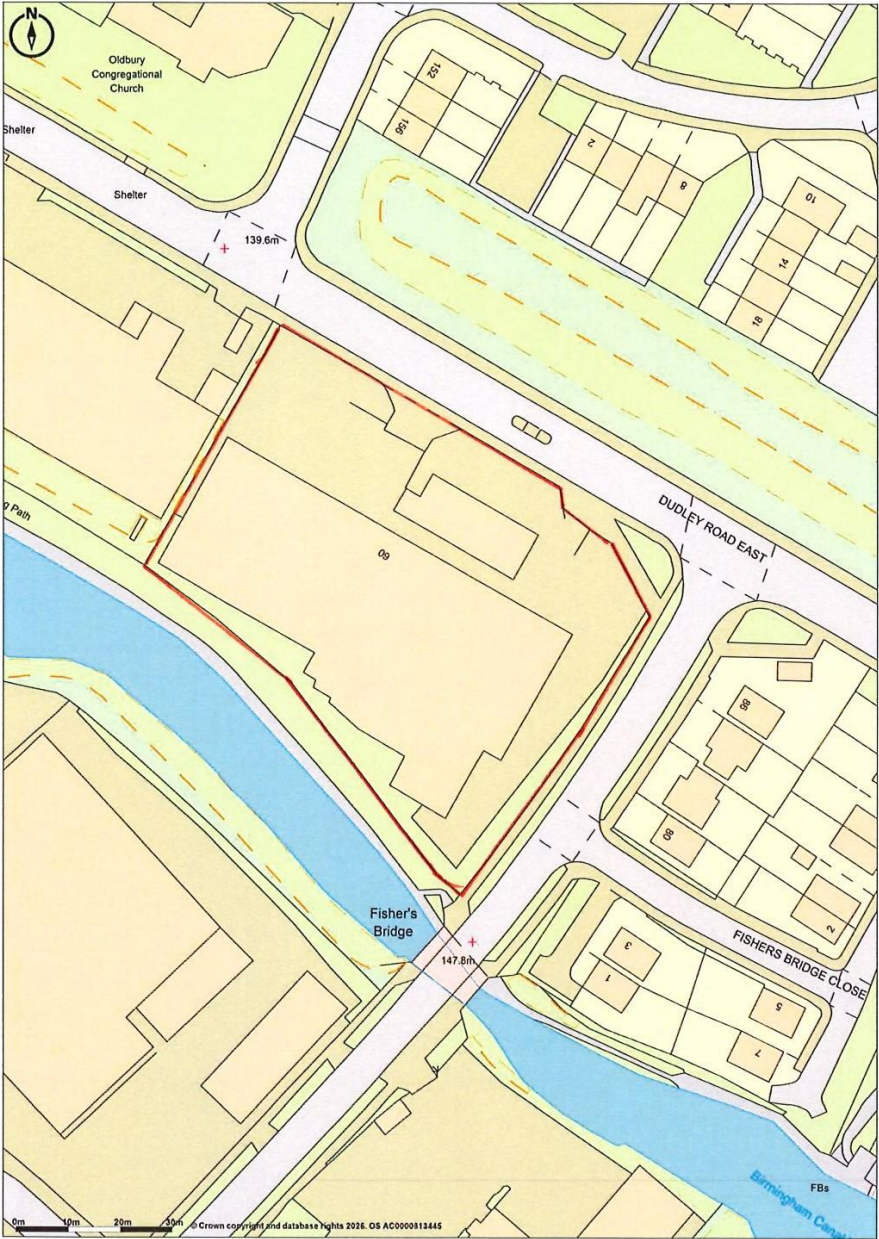
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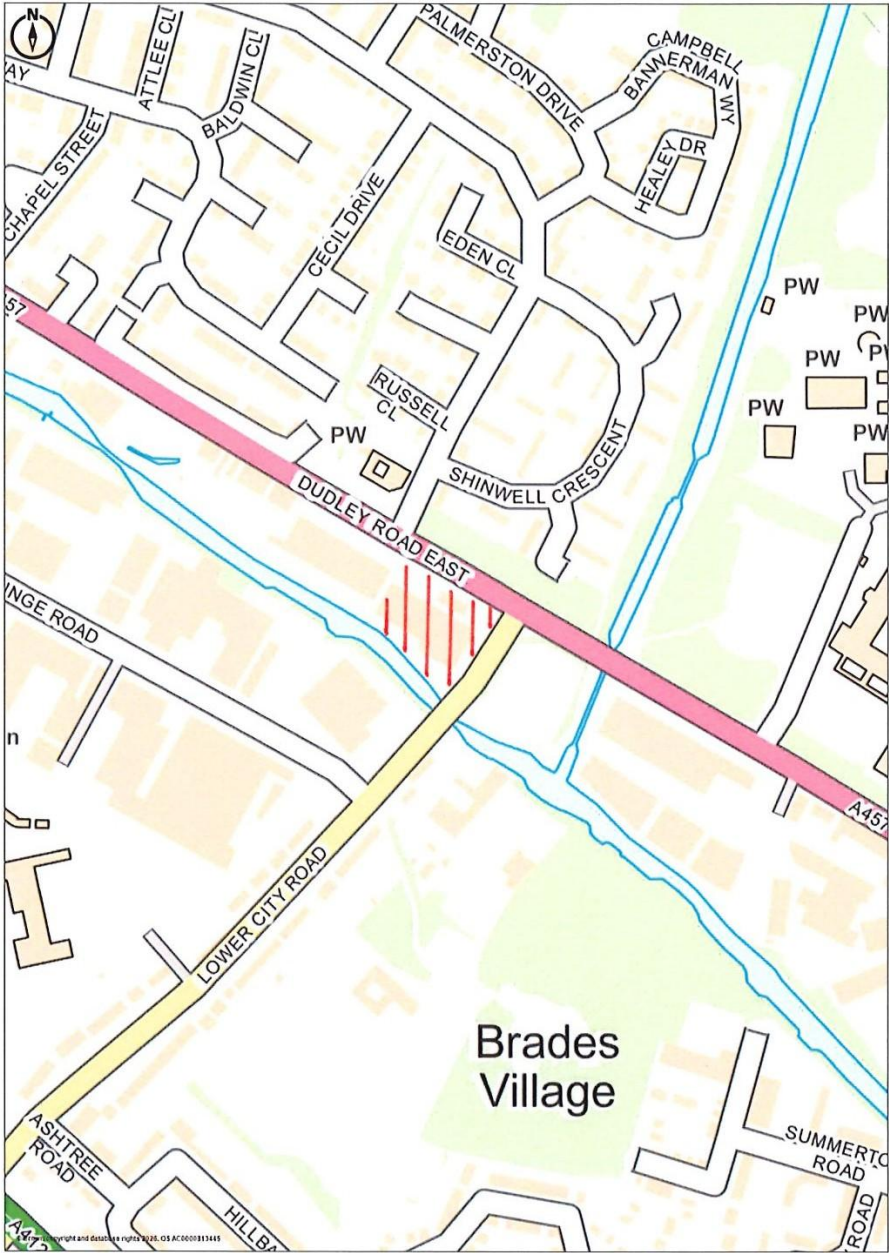
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MIDLANDS, B69 3HJ (B69 3HL)**

NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.