

FOR SALE

COMMERCIAL PREMISES COMPRISING WORKSHOP AND YARD



**UNIT 10 PEDMORE ROAD INDUSTRIAL ESTATE, BRIERLEY HILL,
DY5 1TJ**

Approximately 278m² (3,000ft²) Gross Internal Floor area
(GIA) plus mezzanine circa 96m² (1,000ft²)

- Generous Car Parking & Outdoor Storage
- Partially Fenced & Gated Site
- Established Commercial Location
- Includes Office/Reception Area

LOCATION

The unit is located on the Pedmore Road Industrial Estate within a quarter of a mile of the Merry Hill Shopping Centre.

The motorway network is accessible via junctions 2 and 3 of the M5 at Oldbury and Halesowen respectively.

DESCRIPTION

Steel portal frame construction with brick/part clad walls surmounted by a pitched, insulated corrugated asbestos roof incorporating rooflights. Height to underside of haunch 3.3m (10'10"). Height to apex 5.87m (19'3"). Single storey brick built offices are included.

Parking/yard space is available to the front and right-hand side of the unit.

Mezzanine floor to the rear of the building.

ACCOMMODATION

Description	SQFT	SQM
Warehouse/Factory	3,001	278.88
Mezzanine	1,033	96
TOTAL	4,034	374.88

TENURE

The freehold interest is for sale.

VAT

We understand the owner has not elected to waive the VAT exemption and therefore VAT will not be charged on the sale price.

BUSINESS RATES

The current rateable value (2023) is £18,500 and the premises are described as "Factory and Premises".

ASKING PRICE

Offers are invited in the region of £250,000 (Two Hundred & Fifty Thousand Pounds) for the freehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs.

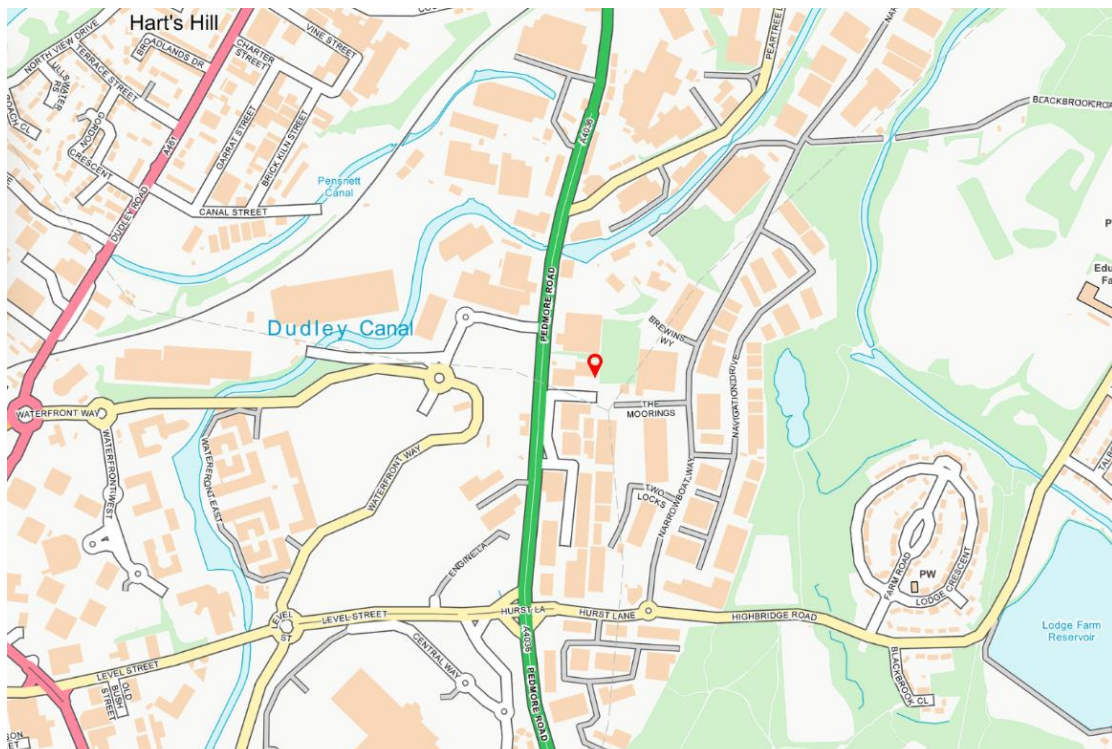
VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5143. Ask for Christopher Bywater chris@firstcity.co.uk

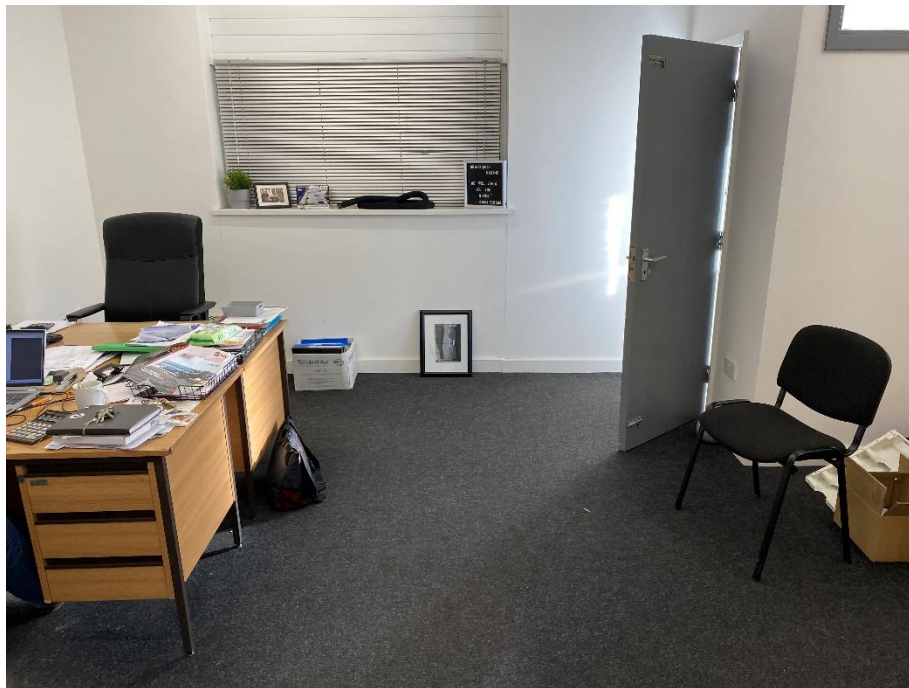
EPC

Energy Performance Asset Rating is 109/D valid until 16th December 2028.

LOCATION PLAN



ADDITIONAL IMAGES



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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www.firstcity.co.uk

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