

FOR SALE / TO LET

Units 1 & 2, Portersfield Road, Cradley
Heath Business Park, B64 7BQ



Two Modern Industrial/Warehouse units
8,085 & 18,183 sq ft (751 & 1,689 sq m)

PROPERTY FEATURES

- Modern units
- Eaves height 7m-8m.
- Digital weighbridge
- Established industrial location
- Large self contained yard
- Significant power supply
- Available together or individually

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LOCATION

The property is situated in an established industrial location on Portersfield Road, which is accessed via the B4175 Cradley Road. The premises is situated approximately 0.25 miles from Cradley Town Centre. Junction 3 of the M5 motorway is 3 miles distant, providing access to the regional and national motorway network.

TERMS

The unit is available to purchase or to let on terms to be agreed.

FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Unit 1	18,690	1736.36
Unit 2	8,085	751.12
Total	26,775	2,487

The Building sits on a site area of 1.57 acres (0.41 hectares).

RATEABLE VALUE

The 2017 Rateable Value is £89,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

For further details please contact:



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DESCRIPTION

The site comprises two modern industrial/warehouse units on a self-contained site. The units benefit from the following specification:

Unit 1

- 8m eaves height
- Two up and over loading doors
- Canopy loading
- Two storey, open-plan office accommodation
- Large secure yard extending to 1.2 acres
- Digital weighbridge

Unit 2

- 7m eaves height
- One roller shutter door
- Secure yard
- Separate access

Units are available together or individually.

SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC

The Energy Performance Certificate for the property is C75.

LEGAL COSTS

Each party is to cover their own legal, and surveyors, costs on any transaction

VAT

VAT may be payable on any transaction at the prevailing rate.



