

# 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

**Ed Kennerley** 

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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:



## **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.

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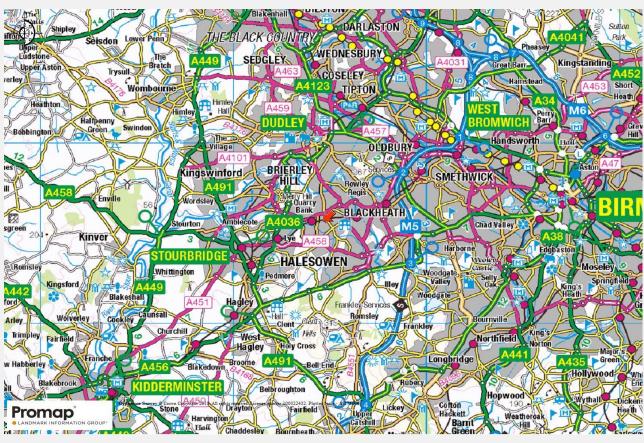














#### **Chris Howe**