

The Property Professionals

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**TO LET/MAY SELL**  
**INDUSTRIAL PREMISES WITH YARD AND**  
**SEPARATE LARGE YARD**

**UNIT 8, BRYMILL IND ESTATE**  
**BROWN LION STREET**  
**TIPTON, DY4 9EG**

Unit & Small Yard - 4,611 sqft (428) sqm  
Large Yard - 0.3 acres

Established industrial location.

Unit and large yard available combined or separately.

M5 Junction 2 approximately 3.5 miles distant.

M6 Junction 10 approximately 6 miles distant.

[bulleys.co.uk/8brymill](http://bulleys.co.uk/8brymill)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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Oldbury  
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Wolverhampton  
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## LOCATION

Brymill Industrial Estate is located at the bottom of Brown Lion Street which in turn is located off the A4037 Bloomfield Road, approximately 1/4 mile from the main dual carriageway (A4123 Birmingham New Road) linking Wolverhampton Town Centre to Junction 2 of the M5 motorway, which is approximately 3.5 miles distant. The A463 Black Country Route lies approximately 2 miles distant providing access to Junction 10 of the M6 motorway, which is approximately 6 miles distant and provides access to the Black Country and national motorway networks.

## DESCRIPTION

The unit is of steel portal frame construction with brick/blockwork elevations with corrugated sheet above. The roof is pitched and insulated with translucent roof lights and the floor is of concrete construction. LED lighting is provided and vehicular access is via the roller shutter door to the front elevation which measures approximately 19' wide (5.8m) x 17'3" high (5.3m).

Minimum eaves height is 18'0" (5.5m) rising to 23'2" (7.1m).

WC facilities are provided within the unit, and there are grills fitted to all windows.

## ACCOMMODATION

Gross internal areas approximately:

	<b>sq ft</b>	<b>sq m</b>
Unit	4,611	428
Large Yard to side	0.3 acres	

The unit and large yard area can be rented or purchased as a whole or separately.

## OUTSIDE

Visitor/staff car parking is provided to the front and side of the premises. There is a small palisade fenced and gated yard area.

Currently to the side of the main unit is a temporary storage unit. Please contact the agent for further details.

The large yard area is enclosed with palisade fencing and has gated access.

## SERVICES

We are advised that mains water, drainage, gas and 3 phase electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

We are verbally advised that the unit has a electric power supply of 600 amp. A sub-station is also situated in the corner of the estate.

## PURCHASE PRICE

Unit & small yard: Price on application.  
Large yard: Price on application.

## RENTAL

Unit & small yard: £20,750 per annum exclusive.  
Large yard: £12,000 per annum exclusive.

## LEASE TERMS

Available on new full repairing and insuring lease for a term to be agreed.

## PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agents for further details.

## RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £16,000  
Rates Payable: £ 7,872 (April 2019/20)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/ Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade 88D.

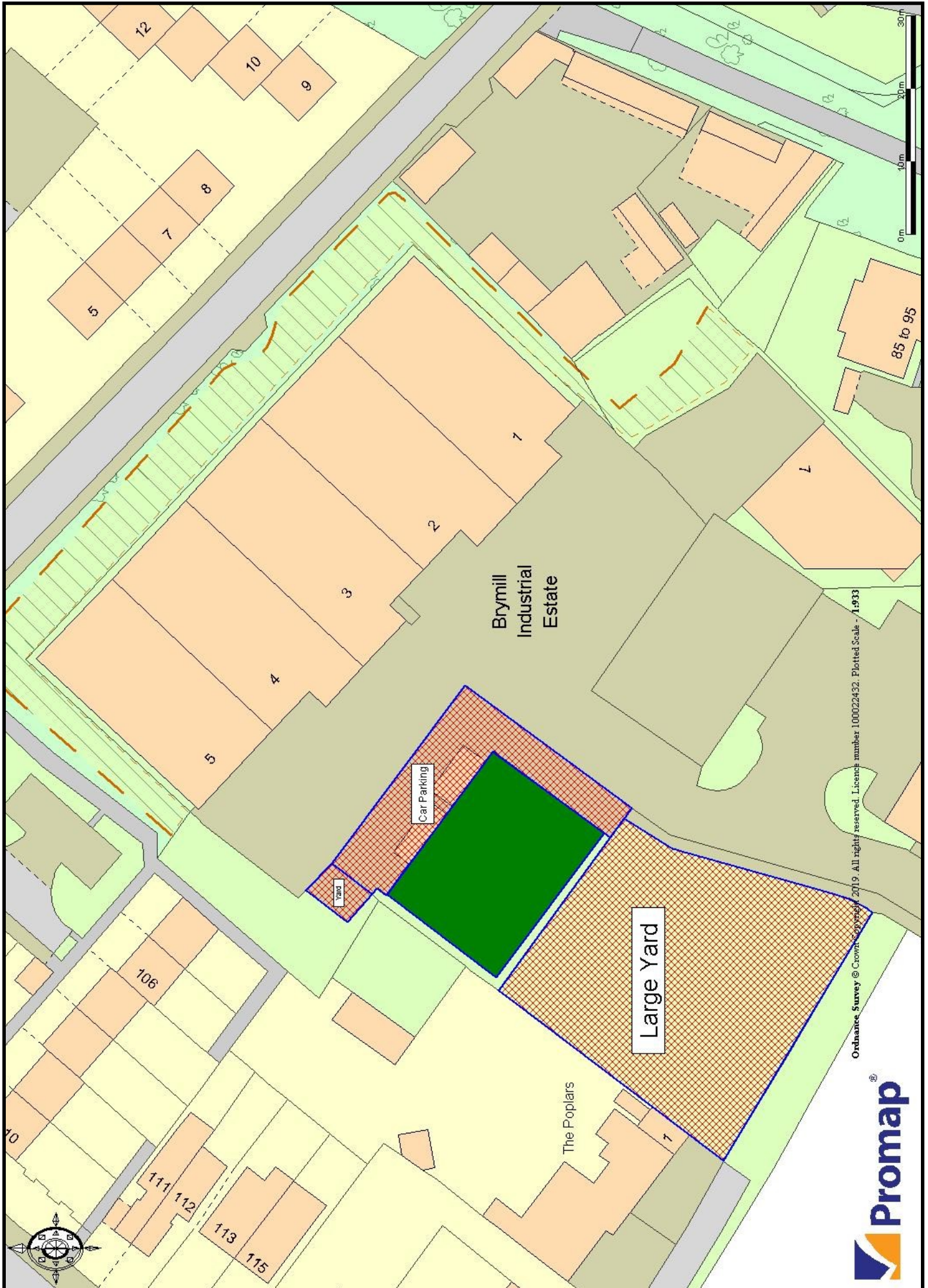
## WEBSITE

Aerial photography and further information is available at: [bulleys.co.uk/8brymill](http://bulleys.co.uk/8brymill)

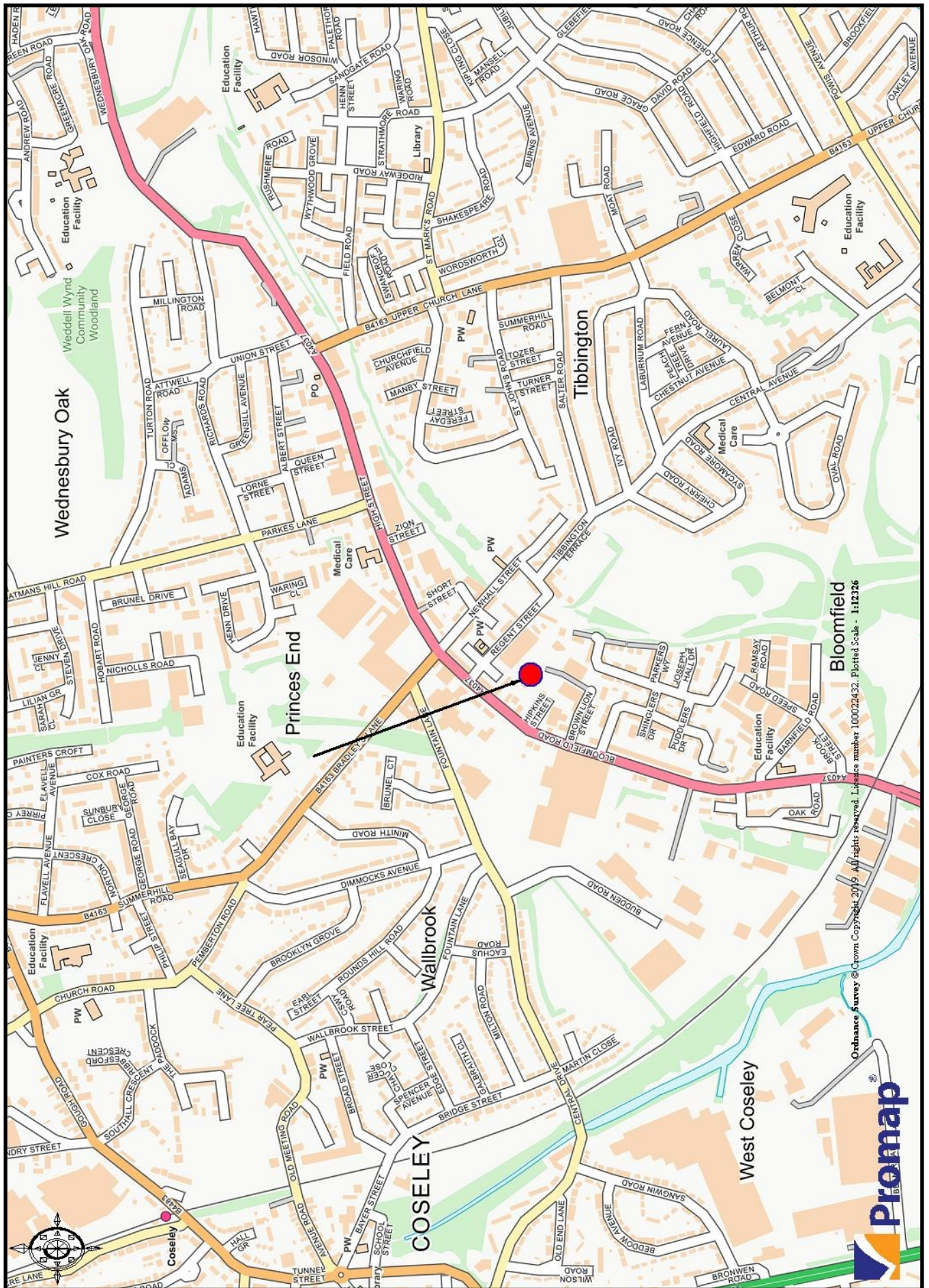
## VIEWING

**Strictly** by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 02/19.



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



**IMPORTANT NOTICE**

Bulleyes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleyes has any authority to make or give any representation or warranty whatever in relation to this property.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.