



FOR SALE

INDUSTRIAL PROPERTY

**4 HAINGE ROAD
TIVIDALE, OLDBURY
B69 2NH**



1,079.85 sq. m. (11,623.43 sq. ft.)
Approx. Gross Internal Area

- * Prominently located industrial premises**
- * 5.3m minimum working height**
- * Rare opportunity to purchase**





Location:

The premises are located on Hainge Road, just off the A4123 Birmingham Road linking to Junction 2 of the M5 Motorway, approximately 1½ miles South East of the premises. Dudley Town Centre is approximately 1 mile distant.

Description:

The property comprises a semi-detached industrial building with a concrete floor and brick elevations surmounted by a profile metal clad roof with intermittent roof lights with a minimum working height of 5.3m. Lighting is via high bay sodium lighting, heating via a gas fired warm air blower and loading via two electric roller shutter doors providing front & rear loading.

Two storey office accommodation is provided at the front of the building with reception, open plan office space, kitchenette and WC facilities.

Externally the property benefits from parking and loading area at the front elevation with a small yard to the rear.

Accommodation:

The property comprises the following approximate Gross Internal Area:

	Sq. m.	Sq. ft.
Warehouse	729.59	7,853.26
Offices	240.79	2,591.80
Mezzanine	109.47	1,178.37
TOTAL GIA	1,079.85	11,623.43

Tenure:

The property is available Freehold.

Price:

On Application.

Business Rates:

Rateable Value (2017): £27,000.

Planning:

We understand the property is in an area zoned for commercial uses, however would advise that any interested parties consult Sandwell Borough Council planning department

Energy Performance Certificate:

EPC Rating: **D (100)**.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to bear their own legal costs.

VAT:

All prices are quoted exclusive of VAT, which is payable



* For identification purposes only.



Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: Alex Eagleton
Email: alex.eagleton@harris lamb.com

Ref: G5668
Date: October 2017

Subject To Contract

