



FOR SALE

INDUSTRIAL/ WAREHOUSING COMPLEX

STRAIGHT ROAD, SHORTHETH, WILLENHALL, WV12 5RA



5,827 sq. m. (62,717 sq. ft.)
ON A TOTAL SITE AREA OF APPROX. 2.42 ACRES (0.9 HECTARES)

- * Large Industrial and Warehousing complex**
- * Secure ring fenced site in a prominent position to Straight Road, with further access points off Ezekiel Lane.**
- * Suitable for alternative uses subject to planning.**
- * 600 KVA power supply**



Location:

The property is situated in a prominent position fronting Straight Road, bounded to north by a builder's yard and to the south by Alvar Business Park. On the opposite site of Straight Road are residential properties.

The property is to the south of Willenhall Town Centre, approximately 3 miles from both Wolverhampton and Walsall respectively.

Junction 10 of the M6 Motorway is approximately 1 ½ miles east of the property.

Description:

The property comprises a large Industrial and Warehousing complex with a variety of buildings of different ages and types of construction which have been adapted to suit the current occupier's needs.

To the front of the property are large two storey offices which provide a mixture of cellular and open plan accommodation. The offices benefit from both air conditioning and a central heating system. Behind the offices is a modern single bay warehouse of steel portal frame constructions beneath a pitched profile metal clad roof incorporating translucent roof lights. The eaves height in this area extends to approximately 4.4 metres (14 ½ feet)

Adjoining the main warehouse area is an older industrial/factory unit which is a mixture of lightweight steel frame and steel lattice frame construction beneath a pitched roof. The eaves height in this area extends to approximately 3.4 metres (11 feet).

A link way connects this building to a 6 bay industrial complex. This area is of traditional steel lattice frame construction under a pitched lined roof covering. The eaves height in this area extends to approximately 3 metres (11 ft 10").

Access into the bays is via a variety of level access doors.

Externally, there is tarmac surfaced car parking to the front and side of the property with a yard area accessed by Ezekiel Lane to the rear. The site is securely fenced around the perimeter and has 3 access points, 2 from Straight Road and 1 from Ezekiel Lane.

Accommodation:

	sq. m.	sq. ft.
Two storey offices	535.5	6,087
Warehouse	1,908.9	20,547
Works	1,828.5	19,682
Linkway	53	571
6 Bay complex	1,436.7	15,464
First Floor Works Office	34	366
Total Gross Internal Area	5,827	62,717

The total site area extends to approximately 2.42 acres (0.98 hectares).

Services:

We understand that all mains services are connected to the property.

We understand service capacities on site are good. There is a sub-station on site providing a power supply of approximately 600 kva to the units.

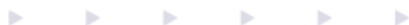
There is also a 6 inch gas main servicing the current manufacturing operation.

Rating Assessment:

2017 Rateable Value: £132,000

Availability:

The property is available for sale with vacant possession on a freehold basis.





Energy Performance Certificate:

EPC Rating: **D (93)**

Price:

Offers are invited for the freehold interest.

Legal Costs:

Each party will be responsible for their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

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

Tel: 0121 455 9455

Fax: 0121 455 6595

Contact: Charles D'Auncey

Ref: G5467

Date: May 2017

Subject To Contract





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Harris Lamb Limited Conditions under which Particulars are issued

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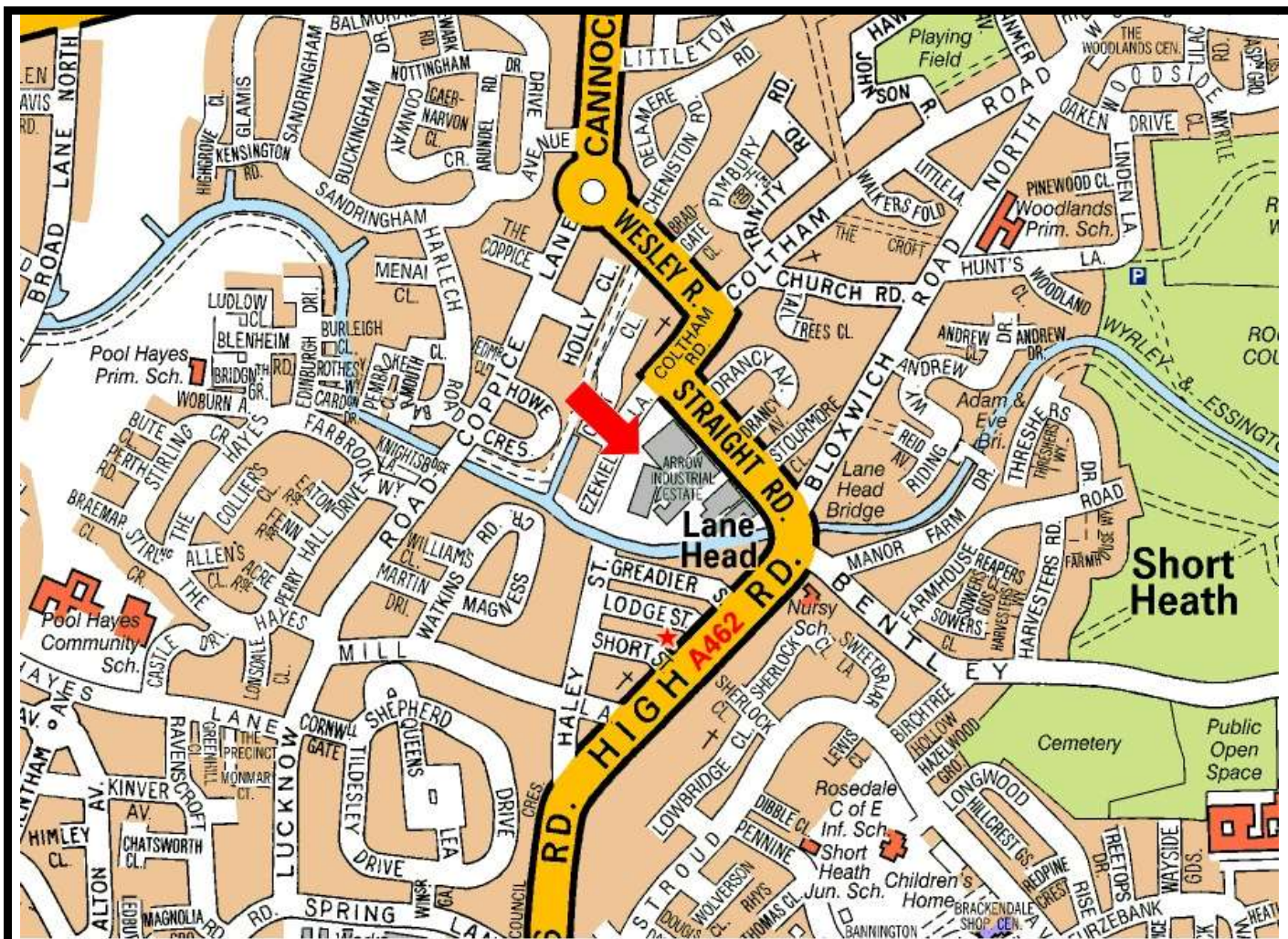
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(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 satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Straight Road
Shorteath
Willenhall
WV12 5RA

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Not to Scale
For identification purposes
only.

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PROPERTY CONSULTANCY