



Unit 14, Pedmore Road Industrial Estate, Brierley Hill DY5 1TJ

## FOR SALE

INDUSTRIAL / WAREHOUSE

**Size**  
5,437 sq ft (505 sq m)

**Purchase Price**  
£350,000

Showroom included

Prominent position to the  
busy A4036 Pedmore Road

Close to the Merry Hill Shopping Centre

## Location

The property is situated on the Pedmore Road Industrial Estate with a frontage to a A4036 Pedmore Road. The Merry Hill Centre is within half a mile approx. The Motorway network is accessible via Junctions 2 and 3 of the M5 at Oldbury and Halesowen.

## Description

The premises are of steel portal framed construction with brick and insulated profiled sheeted walls surmounted by a pitched, insulated corrugated asbestos roof incorporating wire glazed roof lights. Height to underside of haunch - 2.66 m. (8'9") approx. Height to apex - 6.66 m. (21'10") approx. Access is via a roller shutter door to the Pedmore Road frontage. A showroom with carpeting, lighting and UPVC framed double glazed windows has been partitioned within the main building. Customer access is via a UPVC double glazed entrance lobby. An open plan office, toilets and kitchen are situated within the single storey brick built area.

Three areas of first floor storage areas are situated within the main area.

Car parking is available to the front of the building.

## Accommodation (Gross Internal Area) approx.

5,437 sq.ft. (505.27 sq.m.)

First floor storage - 1,120 sq.ft. (104.12 sq.m.)

## Services

All mains services are connected.

## Rating Assessment

Rateable Value: £16,750.

U.B.R.: 49.3p in the £(2018/2019).

## Tenure

We are advised the property is of freehold tenure.

## Guide Price

£350,000.

## V.A.T.

The purchase price may be subject to V.A.T.

## Fixtures & Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale.

## Energy Performance Certificate

EPC Rating - to follow.

## Viewing

Strictly by appointment with the Sole Agents - Sellers Chartered Surveyors.

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Additional Images

