



**FORMER SANDVIK BUILDING,
CAT & KITTENS LANE, FEATHERSTONE, WOLVERHAMPTON, WV10 7NX**

- Freehold for sale
- Self contained manufacturing complex
- 5,105.50 sq m (54,955 sq ft) situated on a site of approximately 2.25 ha (5.55 acres)
- Suitable for owner occupation or redevelopment (subject to planning)





LOCATION

The property is situated a short distance to the north of the M54 motorway, roughly equidistant between Junctions 1 and 2. The property is situated immediately adjacent to Featherstone Prison and is accessed via a long third party owned private driveway.

THE SITE

The property is situated on a rectangular shaped site that is fairly flat in nature extending to approximately 2.25 hectares (5.55 acres). The access driveway connects with Cat and Kittens Lane to the west.

The property benefits from very low site coverage of just 21%. In particular there are undeveloped areas of landscaping to the front of the site (approximately 1 acre) and along the western boundary (approximately 0.75 acre). Depending on the ground conditions and any underground obstacles which are currently unknown these areas could provide future expansion potential.



DESCRIPTION

We have been advised that the Featherstone plant was originally built in 1932 as a Royal Ordnance Factory and was purchased by Sandvik in 1981.

The original factory accounts for approximately 59% of the overall floor space and has since been extended with two storey offices and a modern warehouse added to the front and a modern warehouse addition to the north west corner. A canopy has also been added to the rear and there are a number of outbuildings. The site is secured by electrified boundary fencing with a gated vehicular access. A large tarmac surfaced car park is provided adjacent to the western elevation with a tarmac driveway extending around the property with a concrete yard area to the rear.

The original factory is of steel frame construction with brick elevations beneath a flat asphalt covered concrete roof. The two storey offices are of brick construction beneath what we believe to be a flat asphalt covered roof with the adjoining modern bay of steel portal frame construction with brick and profile metal clad elevations beneath a low pitched profile metal clad roof. The rear bay is also of steel portal frame construction with an infill section with brick and profile metal clad elevations beneath what we believe to be a profile metal clad roof.

There are various loading doors and access points and the original part of the property provides a minimum working headroom of 3.6m with the rear warehouse providing an eaves height of 6.5m with the frontage warehouse providing an eaves height of approximately 6m.

Internally the accommodation has been subdivided to create various offices, laboratories and workshops within the main building footprint and has been finished to a similar specification throughout with concrete floor, ceiling mounted lighting and space heaters. The two storey office building provides reception, offices, conference rooms and toilets on the ground floor. The accommodation has been finished to a reasonable standard with suspended ceiling with inset lighting and air conditioning cassettes, carpeted floor, central heating radiators, painted plastered walls and double glazed uPVC windows. The first floor provides a locker room, toilets and shower facilities and staff canteen.





ACCOMMODATION

From floor plans provided and check measurements taken on site we calculate that the property provides the following approximate accommodation, measured in accordance with the RICS Code of Measuring Practice (6th Edition) :-

Floor	Use	Sq Metres	Sq Feet
Ground	Offices	295.93	3,185
First	Staff Locker Room/Canteen	289.25	3,114
Ground	Warehouse/Manufacturing	603.40	6,495
Ground	Original Factory	2,993.93	32,226
Ground	Warehouse/Manufacturing	811.15	8,731
Ground	Outbuildings	111.84	1,204
Total gross internal area (approx):		5,105.50	54,955

There is also a loading canopy to the rear which we estimate extends to approximately 336.57 sq m (3,623 sq ft).

PLANNING

The property lies within an area administered by South Staffordshire Council whose Core Strategy Development Plan Document provides the framework for guiding, controlling and facilitating development. The Plan was adopted in December 2012.

The subject property is identified as lying within an area controlled by Core Policy 7: Employment and Economic Development and EV1: Retention of Existing Employment Sites. Employment use will therefore be protected.

We have therefore assumed that the unit is suitable for uses falling within Classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) with no hours of restriction.

However, interested parties are advised to make their own enquiries.





BUSINESS RATES

We have accessed the Valuation Office website and have determined that the property has the following assessment:

Unit 8D1 Sandvik Coromant UK, Cat & Kittens Lane, Featherstone, Wolverhampton, WV10 7NX

Description: **Factory and Premises**

2010 Rateable Value: **£105,000**

Rates payable 2014/15: **£50,610pa**

SERVICES

We understand that all mains services including gas, water, electricity and mains drainage are available to the premises. Interested parties should check with the local service provider as to their existence, adequacy or otherwise for their proposed use.

FIXTURES & FITTINGS

No warranty is given in respect of any fixtures or fittings and interested parties are advised to satisfy themselves that they are in working order.

TENURE

The property is available on a freehold basis.

LEGAL FEES

Each party is to be responsible for their own legal fees.

PRICE

Upon application.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C (73).





VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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