

REFURBISHED

TO LET

MODERN INDUSTRIAL / WAREHOUSE PREMISES

Unit 9, Washington Centre,
Halesowen Road, Dudley, DY2 9RE



3,084m² (33,200 ft²)

- 6.1m eaves to the underside of the haunch
- Two storey office accommodation
- Prominent Black Country location
- CCTV estate security system



LOCATION

The unit is located on the Washington Centre, Halesowen Road, Dudley. The estate is located just off the A459 Halesowen Road which provides access to the A461 Dudley Southern Bypass providing links to Birmingham and Wolverhampton. The unit is within approximately 3 miles of Junction 2 of the M5 motorway providing access to the Black Country and national motorway network.

DESCRIPTION

The property is a two bay refurbished detached industrial warehouse with two storey offices to the front.

The property comprises a steel portal frame warehouse surmounted by a pitched roof with translucent roof lights. The warehouse has concrete flooring and includes high level sodium lighting and heating. There are also craneage rails in situ.

Two roller shutter doors provide access onto a large secure yard area with shared access to Unit 8. Externally circa 43 car parking spaces are provided to the front and side of the property within two dedicated car parking areas.

The office accommodation is arranged over two floors and comprises plastered ceilings, carpeted and tiled flooring, fluorescent strip lighting and wall mounted radiators. The accommodation includes male and female WCs on both floors and a disabled WC on the ground floor as well as a canteen and kitchen area.

ACCOMMODATION

The property comprises of following gross internal floor area:-

	m ²	ft ²
Warehouse	2,589	27,870
Ground and First Floor Offices	495	5,330
Total	3,084	33,200

FIXTURES AND FITTINGS

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

SERVICES

We understand that all main services are connected including 3 phase electricity and gas. However, all interested parties are advised to make their own enquiries.

RATEABLE VALUE

We understand that the Rateable Value for the subject property in the 2005 rating list is as follows:- £153,000 – Warehouse and Premises.

PLANNING

We understand that the property has planning consent for Classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987. Interested parties should confirm the position with the local planning authority.

TENURE

The property is available on a new full repairing and insuring lease.

RENTAL

Upon application.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of VAT which may be applicable.

VIEWING

For further details and viewing arrangements please contact the joint agents.



King Sturge
0121 233 2898
www.kingsturge.com

Steven Jaggors/Melissa Wase-Rogers –
steven.jaggors@kingsturge.com/
melissa.wase-rogers@kingsturge.com



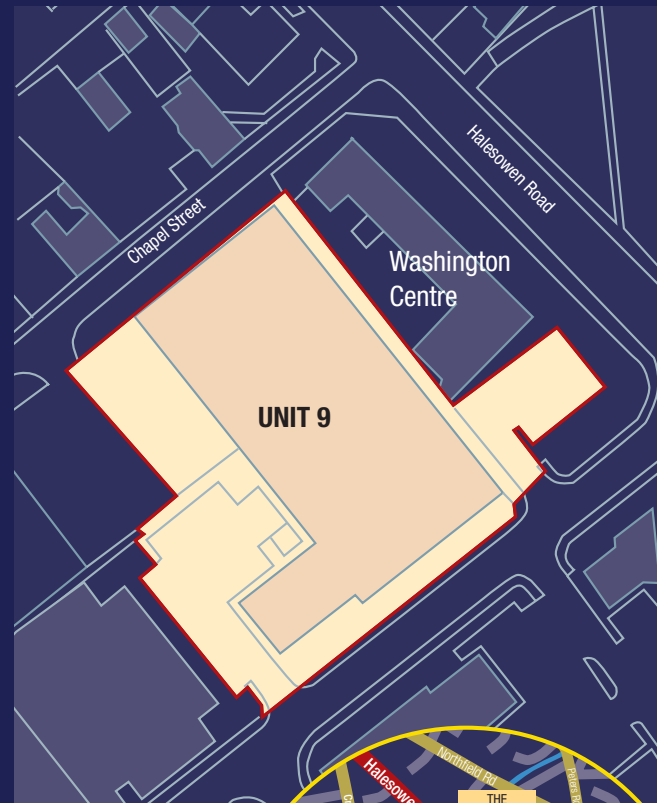
BULLEYS
bulleys.co.uk
0121 544 2121

Steve Perriton –
steve.perriton@bulleys.co.uk



FOLKES
01384 424242

Andrew Parker –
a.s.parker@folkesproperties.ltd.uk



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. Date prepared 1/08.