



**51,205 sq ft**  
**Circa 2.5 acre site**

**Property Highlights**

- HQ Warehouse building with 2 ancillary buildings
- Secure site
- Prominent position on A41
- Excellent access to both M5 J1 and M6 J10

For more information, please contact:

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## Location

The Property is located fronting Swan Island in Swan Village, West Bromwich with access onto Great Bridge Street. Swan Island lies on the A41 Black Country Route. M5 J1 is 6-minute drive.



## Description

The original property was constructed in 1995 and has been extended since, with the latest addition of two Warehouses in 2017. The main accommodation has a haunch height of 6.7m with 6 level access doors. The units are racked throughout with a small mezzanine in the main warehouse.

The offices consist of ground and first floor offices with fully fitted out lighting, suspended ceilings, carpeting and double-glazed windows. There is a reception area, WC's and ancillary store rooms throughout.

Externally, there is security lighting with CCTV cameras throughout the site, and surrounding the site is a security fence of minimum 2 m height.

## Tenure

Freehold

## EPC

The EPC is currently assessed as C62, valid until 12 March 2023

## Business Rates

The Rateable Value is £160,000 per annum.

## Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

## Services

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are fit for purpose.

	Sq Ft	Sq M
<b>Warehouse</b>	30,885	2,869
<b>Office / Kitchen / WCs</b>	7,255	674
<b>Warehouse 2</b>	4,987	463
<b>Warehouse 3</b>	8,078	750
	<b>51,205</b>	<b>4,756</b>

## Viewing & Further Information

Strictly by appointment with the sole agents, Cushman & Wakefield.

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