



Former Cannon Tools Premises

Mounts Road, Wednesbury, WS10 0BU

- Double bay distribution warehouse extending to 17,436 sq ft (1,620 sq m)
- Integral single storey offices and toilet block and secure yard
- Warehouse minimum eaves height of 17ft 10in
- Large power supply (circa 1,200 kVA) and LED lighting throughout

Cannon Tools Wednesbury

LOCATION

The property is located on the south eastern edge of Wednesbury district centre. Wednesbury is a market town in the Black Country and forms part of the Sandwell metropolitan borough in the West Midlands.

The property itself is situated on Mounts Road, which is accessed just off Bridge Road (A4169), within a popular and established industrial area. Nearby occupiers including Purity Soft Drinks and Ellison.

Mounts Road lies approximately 7 miles from Birmingham city centre and 3 miles from Junction 1 of the M5 motorway, which affords access onto the M6. It is also in close proximity of the Black Country New Road, which in turn provides easy access to West Bromwich to the south and the Black Country Route to the north.

DESCRIPTION

The property comprises a substantial warehouse/distribution facility, which is essentially arranged in two bays with integral brick built, single storey offices and toilet block to the front.

The warehouse is of part steel truss frame (main bay) and part steel portal frame construction (second bay), having brick elevations with a part insulated steel clad wall, surmounted by an insulated profile sheet roof. Roller shutter door access is provided to the front and side of the building.

Internally, the bays are separated by a blockwork dividing wall, having concrete floors throughout and a minimum eaves height of circa 17ft 10ins (5.43m). The accommodation further benefits from LED lighting units and a large power supply (circa 1,200 kVA).

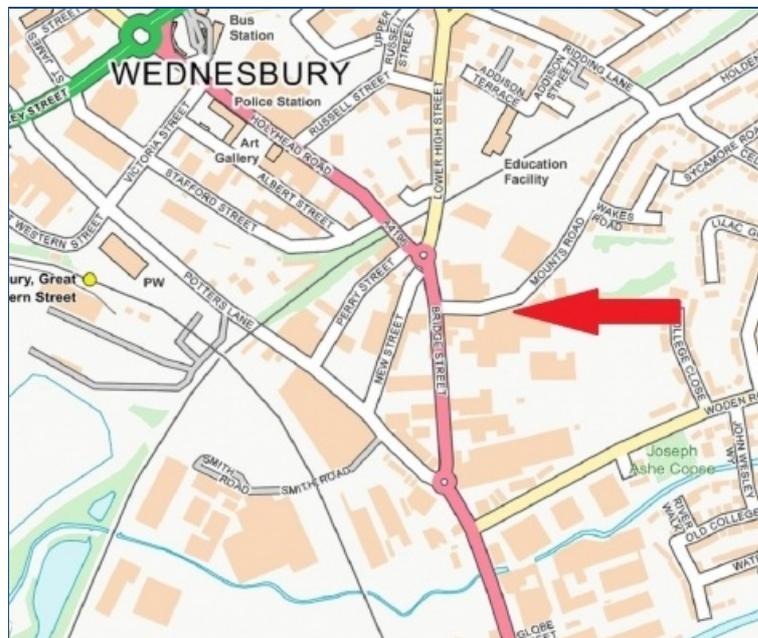
Externally, there is a small concrete yard/compound to the side of the building, which is secured by palisade fencing with a gated access.

ACCOMMODATION

Warehouse overall 17,436 sq ft 1,620 sq m

SERVICES

We understand that mains water, electricity and sewage are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed. Please contact the letting agent for further details

RENT

Rent upon application.

LOCAL AUTHORITY

Sandwell Council, PO Box 2374, Oldbury, B69 3DE - Tel: 0121 569 2200.

BUSINESS RATES

According to the Valuation Office Agency website the property is to be reassessed in the 2017 rating list.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for further details.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3482



Printcode: 20181030

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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