



## Former Dorford Electrical Premises

### Mounts Road, Wednesbury, WS10 0BU

- Detached food grade factory of 5,486 sq ft (510 sq m) plus outbuilding
- Fully fitted-out for food production including refrigerated cutting line and cold stores
- Integral single storey office accommodation
- Car park to the front and secure compound/yard to the rear

# Dorford Electrical 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 detached food grade factory providing a modern high-spec warehouse incorporating a licensed cutting line, cold stores, and integral single storey office accommodation on a site of circa 0.23 acres.

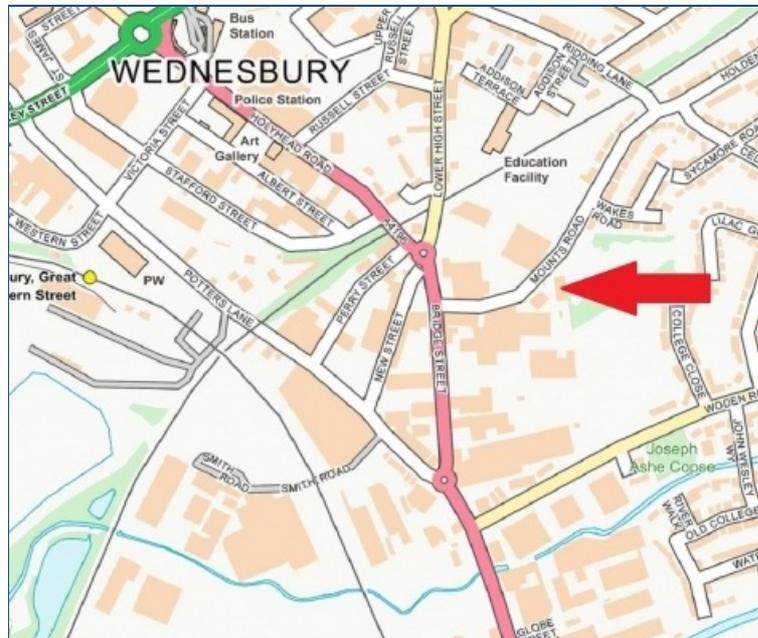
The original building is of steel truss frame construction with brick elevations beneath an insulated steel profile sheet roof. There is an extension to the rear of similar construction surmounted by a flat steel profile sheet roof. The building has roller shutter access to the front and rear elevations.

Internally, the factory is arranged to provide a refrigerated cutting line with associated cold stores and ground floor offices. The accommodation has been fitted out to a food grade specification, including fully lined walls and ceilings.

Externally, there is a car park/loading apron to the front of the building and a secure compound/yard to the rear, which is enclosed by palisade fencing with a gated access point. Within the rear yard there is a small detached outbuilding, which can be utilised for general storage purposes.

## ACCOMMODATION

Warehouse	5,486 sq ft	510 sq m
Outbuilding	547 sq ft	51 sq m



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## SERVICES

We understand that all mains services 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.

## 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 rateable value of the property in the 2017 rating list is £14,250.

## 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](mailto: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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