

ANDREW DIXON  
& COMPANY

FOR SALE

Chartered Surveyors &  
Commercial Property Consultants

INDUSTRIAL PREMISES



## Industrial premises at 31 Froysell Street Willenhall, West Midlands, WV13 1QH

- Detached double bay industrial unit extending to 3,260 sq ft (302.91 sq m)
- Associated single storey office block with WC facilities
- Secure site with enclosed yard/car parking area to the front
- Suitable for engineering or similar industrial uses

Tel: 01952 521000  
[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)

# 31 Froysell Street Willenhall

## LOCATION

Willenhall is a small town with a population of approximately 40,000, which lies on the River Tame in the Black Country, just to the north of the greater West Midlands Conurbation.

The property itself is located in an established commercial area close to Willenhall town centre. The site is accessed off Froysell Street via Church Street, the B4464 and A462, which in turn provide access to the Black Country Route (A463) and Junction 10 of the M6 motorway approximately three miles distant.

## DESCRIPTION

The property comprises a detached single storey industrial unit with associated offices on a secure site of circa 0.135 acres, which is accessed via double wrought iron gates to the front.

The unit is of steel truss frame construction with brick built elevations beneath a pitched roof, having two roller shutter doors to the front elevation providing vehicular access.

The main pedestrian entrance is located to the front of the unit and leads to a reception area. Beyond, the accommodation is essentially arranged in two workshop bays, which are linked by a smaller bay. The workshops benefit from a concrete floor and fluorescent lighting throughout.

To the western end of the building is an attached single storey office block of brick construction beneath a mono pitched roof. Internally it provides two main offices with WC facilities and ancillary office/storage space.

Outside there is an enclosed tarmac yard immediately to the front of the unit for loading/unloading and car parking.

## ACCOMMODATION

Workshop bay 1	1,428 sq ft	132.68 sq m
Link bay	490 sq ft	45.53 sq m
Workshop bay 2	1,130 sq ft	105.00 sq m
Office block	212 sq ft	19.70 sq m
WC facilities		
<b>Total Gross Internal Area</b>	<b>3,260 sq ft</b>	<b>302.91 sq m</b>
Site Area	0.135 ac	0.0546 ha



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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 B2 of the Town & Country Planning Act 1987 (Use Class Order 2005).

## TENURE

Freehold: The property is available to purchase on a freehold basis.

## PRICE

Price upon application.

## LOCAL AUTHORITY

Walsall Council, The Civic Centre, Walsall, WS1 1TP  
Tel: 01922 65000 Email: [info@walsall.gov.uk](mailto:info@walsall.gov.uk)

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £9,000.

## ENERGY PERFORMANCE CERTIFICATE

Currently being assessed - 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/3503



Printcode: 2019214

## What's this?

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