



Industrial Facility at Unit 3, Hall Street Dudley, West Midlands, DY2 7DQ

- Detached industrial unit extending to approximately 10,132 sq ft (941 sq m)
- Including single storey office block, store and WC facilities
- Warehouse eaves height of 35ft (10.6m), fully racked out and 35 tonne crane
- On site car parking and loading/unloading area
- On the edge of Dudley town centre, close to Junction 2 of M5 motorway

Unit 3

Hall Street, Dudley

LOCATION

The property is located in Dudley, approximately 6 miles southeast of Wolverhampton and 8 miles northwest of Birmingham city centre. Dudley enjoys good road links, being close to the A4123 Birmingham New Road, which provides access to Junction 2 of the M5 motorway approximately 3 miles distant.

The property itself is situated on the edge of the town centre in a predominantly industrial area, which adjoins a substantial shop fitting complex operated by Alan Nuttall Limited.

The property is accessed off Leyland Drive, which is a private drive within the demise of the adjoining shop fitting works.

DESCRIPTION

The property comprises a detached single storey industrial unit of steel truss frame construction with brick built walls, having insulated steel profile sheet cladding above, beneath a steel profile sheet roof incorporating roof lights along the full length of the building at the apex and eaves.

Internally, the unit is arranged to provide a clear span warehouse with an eaves height of approximately 35ft (10.6m), which is currently racked out. It also incorporates a 35-tonne crane, storage room and WC facilities. The warehouse benefits from a concrete floor and sodium lighting throughout. There is an electrically operated roller shutter door to the front with a concrete delivery/loading ramp, together with the main pedestrian entrance.

There is also a single storey office block attached to the side of the unit with access through to the WC accommodation.

Outside, the building sits on a total site area of circa 0.49 acres including private car parking and loading/unloading area.

ACCOMMODATION

Warehouse including WC facilities	8,990 sq ft	835 sq m
Ground floor offices	768 sq ft	71 sq m
Stores	374 sq ft	35 sq m
Gross Internal Area	10,132 sq ft	941 sq m

SERVICES

We understand that mains water, drainage and electricity are 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

Freehold: The property is available to purchase freehold with vacant possession.

PRICE

Price upon application from the selling agent.

LOCAL AUTHORITY

Dudley Metropolitan Borough Council, Council House, Priory Road, Dudley, DY1 1HF - Tel: 0300 555 2345.

BUSINESS RATES

Interested parties to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed and we are currently awaiting a copy of the EPC.

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/3618



Printcode: 2020821

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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