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commercial property

RICS



- SELF-CONTAINED AND GATED SITE
- EAVES HEIGHT CIRCA 5.25M
- OVERALL SITE EXTENDING TO 2.69 ACRES

INDUSTRIAL

76,081 SqFt (7,068 SqM)

POA

Units 3A & 3B Ridgacre Road, West Bromwich, B71 1DB

FOR SALE

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Description

The property comprises a detached industrial unit of steel portal frame construction, incorporating self-contained two-storey office accommodation positioned to the front elevation overlooking Ridgacre Road.

The office section is accessed via the front entrance leading into a reception/trade counter area, together with staff facilities and welfare accommodation. To the side of the building is a substantial secure yard area, enclosed by fencing and gates, with access provided via ground level roller shutter loading doors set within the side elevation. The premises also benefit from three-phase power and a mains gas connection.

Externally, the property includes a secure self-contained concrete surfaced yard, with the overall site extending to approximately 2.69 acres.

Location

The property is located on Ridgacre Road Lane in West Bromwich and accessed via the A4196 and A41 Black Country New Road. The location benefits from immediate access to the M5 (Junction 1), which is approximately 2 miles to the south east and the M6 (Junction 7) approximately 5 miles to the north east. West Bromwich is a well connected commercial location located approximately 5 miles north west of Birmingham City Centre and 6 miles south of neighbouring Walsall.

Accommodation

Warehouse - 66,650 Sq Ft

Light-weight stores - 5,815 Sq Ft

Offices - 3,616 Sq Ft

Total - 76,081 Sq Ft

Rates

Please contact the agent for further information regarding the business rates.

Terms

Price on application.

RICS



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