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commercial property

RICS



- USABLE SITE AREA - 1.26 ACRES
- RARE FREEHOLD OPPORTUNITY
- SECURE GATED SITE
- INDUSTRIAL UNIT CIRCA - 3,644 SQ FT
- ANCILLARY OFFICE SPACE

INDUSTRIAL YARD

2.29 Acres (0.92 Hectares)

£1,800,000

Land at Overend Road, Cradley Heath, B64 7DD

TO LET

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Description

Hexagon Commercial Property is delighted to bring to market this rare opportunity to acquire a 2.3 acre (approx) yard on Overend Road, Cradley Heath.

The site includes the access driveway, and is currently occupied by a grab-hire and groundworks business. It is predominantly used for the open storage of aggregates, waste materials, vehicles, plant and machinery, with a mixture of surfaced and unsurfaced yard areas.

A detached warehouse building is positioned in the corner of the site, providing approximately 4,321 sq ft of accommodation and benefiting from vehicular access via roller shutter doors. A separate office building is situated at the front of the site and extends to approximately 1,000 sq ft with ample parking surrounding its perimeter.

The property provides a rare opportunity to acquire a substantial industrial yard with existing warehouse and office accommodation.

Location

The property is situated on Overend Road within the established Corngreaves/Overend Road industrial area of Cradley Heath, in the heart of the Black Country. Overend Road provides convenient access to the surrounding road network, with the A459 linking Halesowen to the south and Dudley to the north. Junctions 2 and 3 of the M5 are both approximately 5 miles away, providing access to Birmingham and the wider national motorway network. Cradley Heath town centre and railway station are also within easy reach. The property is approximately 3 miles south of Dudley, 2 miles north-west of Halesowen and 8 miles west of Birmingham.

Accommodation

Total Site Area - 2.29 Acres

Usable Site Area - 1.26 Acres

Warehouses 1 - 805 Sq Ft

Warehouse 2 - 3,516 Sq Ft

Offices - 1,000 Sq Ft

Total - 5,321 Sq Ft

We have been advised by the seller that one of the units on-site is currently let for £30,000 per annum on an informal agreement with the seller.

Rates

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

Terms

We are instructed to seek £1.8M for the freehold interest of this property.

We are advised by our client that the site benefits from being a permitted waste transfer station

RICS



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