



FOR SALE

Transport / Logistics HQ

Totalling 28,595sq.ft. on 2.64 acres approx.

Former Warley Carriers, Oldbury Road, West Bromwich, B70 9DP



hexagonTM
commercial property

SUMMARY

A rare opportunity to acquire the freehold interest in a substantial industrial site extending to approximately 2.64 acres.

The property provides a versatile mix of warehouse and workshop accommodation, ancillary offices, extensive yard and open storage areas, together with ample on-site parking.

The site is well suited to a range of industrial, storage, distribution and manufacturing uses and benefits from excellent roadside prominence and two separate access points.

Area	Size (sq.ft.)	Size (m ²)
Main warehouse	12,979	1,206
Ground Floor Offices	1,528	142
First Floor Offices	1,349	125
Middle Warehouse	8,640	803
Middle Warehouse Offices	1,061	99
Workshop	2,866	266
Office	172	16
Total	28,595	2657

Birmingham Canal

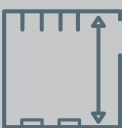
National Cycle Route 81

B4166 Oldbury Road

FEATURES



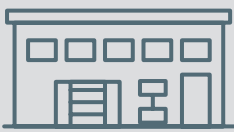
SELF-CONTAINED SITE
OF 2.64 ACRES



CONCRETE SURFACED
YARDS WITH TARMAC
ROADWAY



5 LEVEL-ACCESS
ROLLER SHUTTER
DOORS



LOW SITE COVERAGE
OF APPROX 25%



DESCRIPTION

Hexagon Commercial Property are delighted to bring to market this rare opportunity to acquire the freehold interest in a substantial industrial complex extending to 28,595sq.ft. on a site area of approximately 2.64 acres located centrally in West Bromwich.

The site, which benefits from extensive yard space and excellent roadside prominence, provides a mixture of warehouse and workshop accommodation, ancillary offices, open storage land and ample on-site car parking, making it well suited to a range of storage, distribution and manufacturing uses. There are 3 warehouses on site which offer a range of accommodation.

The 'main warehouse' extends to approximately 12,979 sq ft and is served by two loading bays. Adjoining office accommodation is arranged over ground and first floors and provides a mixture of open-plan and private offices, a boardroom and reception area.

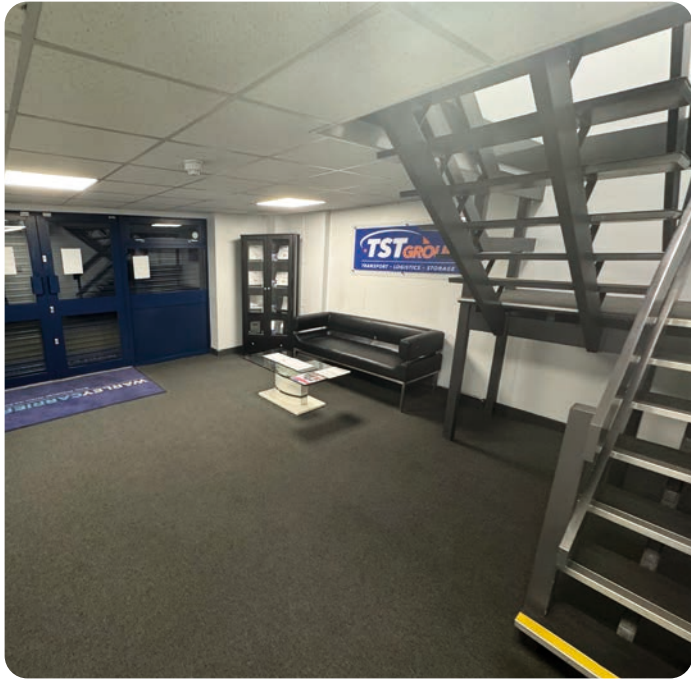
The 'middle warehouse' is positioned centrally within the site and extends to approximately 8,640sq.ft., with two loading bays. This building also benefits from approximately 1,061sq.ft. of ancillary office accommodation.

The 'bottom warehouse' workshop is currently utilised as an HGV workshop, benefiting from a maintenance pit suitable for vehicle servicing and repairs.

The site benefits from two separate access points, providing the potential for a circular 'in and out' traffic flow around the property. The boundaries are secured by a mixture of brick and concrete walls, with gated access at both entrances.







LOCATION

The property is prominently situated on Oldbury Road, West Bromwich, within an established industrial and commercial location approximately 1 mile south of West Bromwich town centre.

Oldbury Road provides convenient access to the surrounding Black Country road network, with Junction 1 of the M5 Motorway approximately 1.5 miles away, providing excellent connectivity to Birmingham, the wider West Midlands and the national motorway network.

The surrounding area is predominantly industrial and commercial in character, with a variety of established occupiers nearby. West Bromwich town centre provides a wide range of retail and other amenities, together with public transport connections.



TRAVEL DISTANCES

SAT NAV: B70 9DP
What 3 Words: ///likes.blues.brand

TOWNS & CITIES

West Bromwich	1.0 mile	3 mins
Dudley	3.8 miles	13 mins
Wolverhampton	7.5 miles	26 mins
Birmingham	8.5 miles	25 mins
Coventry	32.2 miles	48 mins
Manchester	82.0 miles	1 hr 54 mins
London	130.0 miles	2 hrs 41 mins

MOTORWAYS

M5 J1	1.5 miles	5 mins
M6 J9	4.6 miles	15 mins
M6 J10	7.1 miles	17 mins
M54	9.8 miles	21 mins
M5 J4/M42	13.3 miles	19 mins
M40	24.7 miles	30 mins
M69	31.9 miles	40 mins
M1	42.4 miles	51 mins
M25	110.0 miles	1 hr 46 mins

AIRPORTS

Birmingham	21.8 miles	34 mins
East Midlands	47.9 miles	57 mins
Manchester	74.2 miles	1 hr 29 mins
Heathrow	121.0 miles	2 hrs 1 min



TENURE

We are advised that the property is available on a freehold basis.

VAT

We are advised that the property is not elected for VAT and therefore VAT shall not be chargeable on the sale price.

BUSINESS RATES

We understand that the current rateable value is £135,000, however, all interested parties should seek confirmation from the relevant local authority to confirm the same.

ASKING PRICE

The quoting price is available upon application.

LEGAL COSTS

Each party is to cover their own legal and surveyors' costs on the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC rating of 'X'

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the Sole Selling Agents on the below details:-

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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