hexagon™
commercial property

RICS



- RARE FREEHOLD OPPORTUNITY
- SELF CONTAINED WAREHOUSE WITH AMPLE YARD
- GENEROUS HEIGHT TO EAVES AND FULL HEIGHT ROLLER SHUTTER
- MODERN OFFICE AND FACILITIES

SELF CONTAINED WAREHOUSE WITH YARD

4,115 Sq Ft (382 Sq M)

£475,000

Macarthur Road, Cradley Heath, B64 7RP

FOR SALE

hexagon™
commercial property














WORKWEAR

Description

This unit which totals 4,115 sq ft of built accommodation consists of a high bay warehouse with separate office space plus ample parking and useful concreted yard to rear. Along with the "super fast" EV charging point, the property benefits from a full height roller shutter for seamless loading / unloading.

Location

The property is located on Macarthur Road, off the B4173 Cradley Road, in Cradley Heath, approximately 3 miles south of Dudley and 10 miles west of Birmingham city centre. Cradley Heath railway station and bus interchange are approximately 0.2 miles away, with rail services to Birmingham Snow Hill, Stourbridge and Worcester. The property is close to Cradley Heath town centre, with Halesowen approximately 2.5 miles away and Stourbridge approximately 3.5 miles away. Junction 3 of the M5 is approximately 4.5 miles away, providing access to the national motorway network.

Accommodation

Warehouse: 3,692 Sq Ft

Warehouse Office: 101 Sq Ft

Office: 322 Sq Ft

Total Accommodation: 4,115 Sq Ft

Rates

Rateable Value: £23,250

Rates Payable: £10,044 approx.

Interested parties are to confirm their queries regarding business rates with the relevant local authority.

Terms

The property is to be sold on a freehold basis.

In the normal manner, each party will be responsible for their own legal costs incurred.

RICS



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