

FOR SALE

UNIT 4 CONEYGRE INDUSTRIAL ESTATE
BIRMINGHAM NEW ROAD, DUDLEY, DY4 8XP



RETAIL / INDUSTRIAL PREMISES WITH YARD

16,522.64 sq ft (1,534.96 sq m) (Approx. Total Gross Internal Area)

- Prominently positioned
- Industrial unit with retail consents and showroom
- Rear loading and yard
- Offers in excess of £1.275 Million

LOCATION

The property is situated off the A4123 Birmingham New Road. The property has pedestrian access from Birmingham New Road and further benefits from rear access via a secure yard. It is prominently located on the corner of Birmingham New Road and Conygre Road.

DESCRIPTION

Mixed retail and Industrial premises with yard to rear.

The property comprises of a two storey unit to the front, currently used as showroom and offices with a single storey industrial unit to the rear.

The property has a rear yard with shared access and parking.

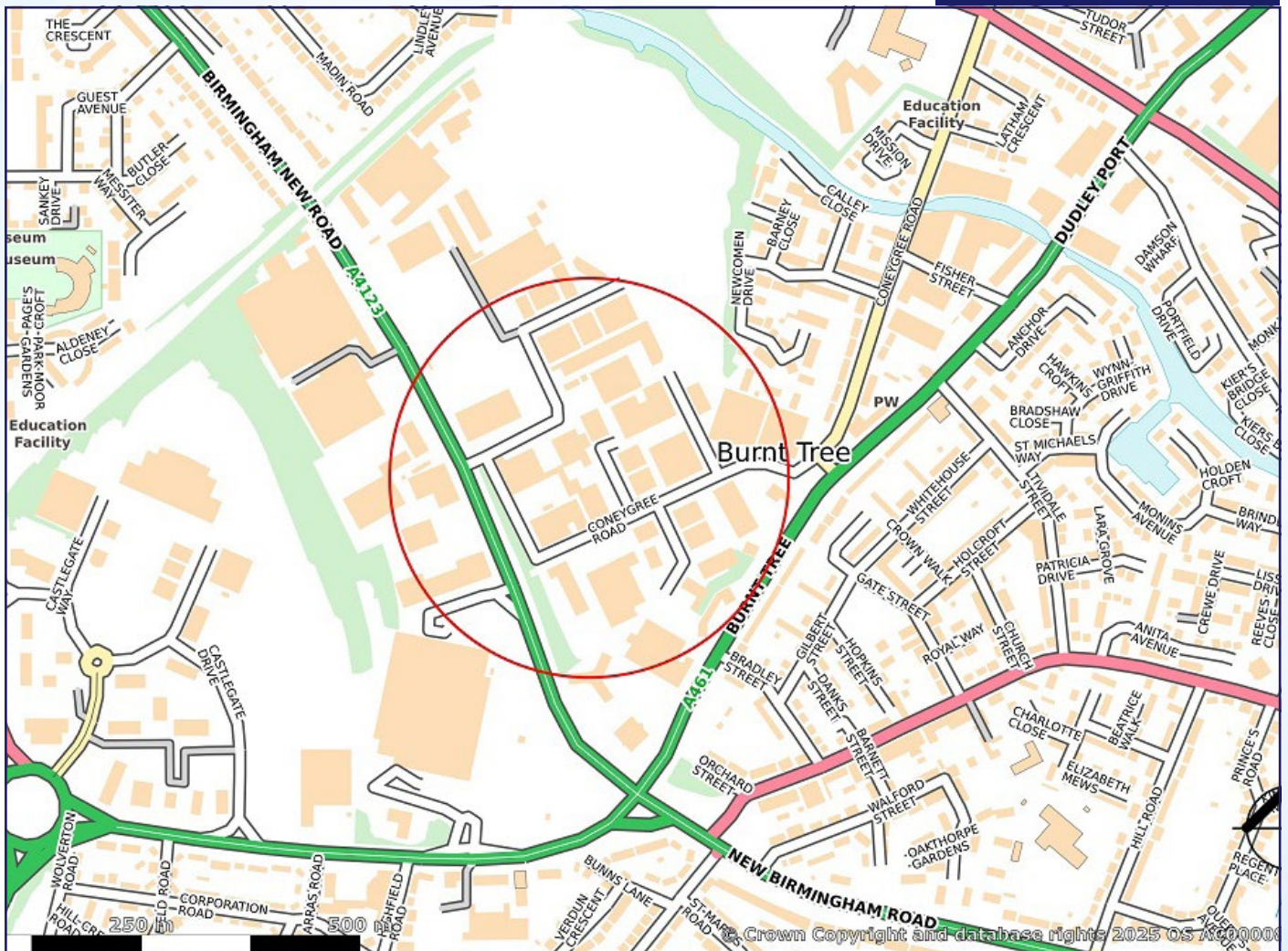
The property is of a mixture of constructions, steel frame to the rear which was originally clad in asbestos cement sheets but has been overlaid in profile steel.

The main area of the property has an eaves height of just under 15ft.

The property benefits from two roller shutter loading doors and warm air blow heaters.



POSTCODE: DY4 8XP



ACCOMMODATION

	SQ M	SQ FT
2 Storey Showroom	696.04	7,492.1
Rear Warehouse	650.93	7,006.6
Ancillary Space	187.99	2,023.49
TOTAL Approx. Gross Internal Area	1,534.96	16,522.64

TENURE

Freehold

PRICE

The premises are available for sale with offers sought in excess of £1.275 Million.

RATES

From our inspection of the 2023 Rating List we have identified the following assessment.

Showroom and Premises £50,500RV.

PLANNING

We understand the property has a mixed planning use for retail and storage through a long standing established use.

EPC

EPC Rating - D (87)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 01/26

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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