

Lambert
Smith
Hampton

138 Wednesbury Road

| Walsall | West Midlands | WS1 4JJ |



OPPORTUNITY SUMMARY

- ✓ Rare Freehold Industrial Opportunity
- ✓ Good mix of modern workshop, warehouse and office buildings
- ✓ Established Industrial Location
- ✓ Eaves heights range from 5.5m to 6.5m
- ✓ Secure site of circa 0.58 hectares (1.42 acres)
- ✓ Surfaced external yard/car parking

FOR SALE

DETACHED INDUSTRIAL PROPERTY

GIA approximately 2,508 sqm (26,996 sqft)

Description

A detached industrial property constructed between the late 1990's and early 2000's and adapted and extended over the years to suit the most recent use.

The main workshop buildings are interconnected and exhibit concrete slab flooring, block infill walling and profile metal sheeting to eaves of circa 5.5m. Both workshops benefit from intermittent roof lights and suspended high powered lighting and integral two story works offices at the southern elevation. Two level access

roller shutter doors provide access at west elevation.

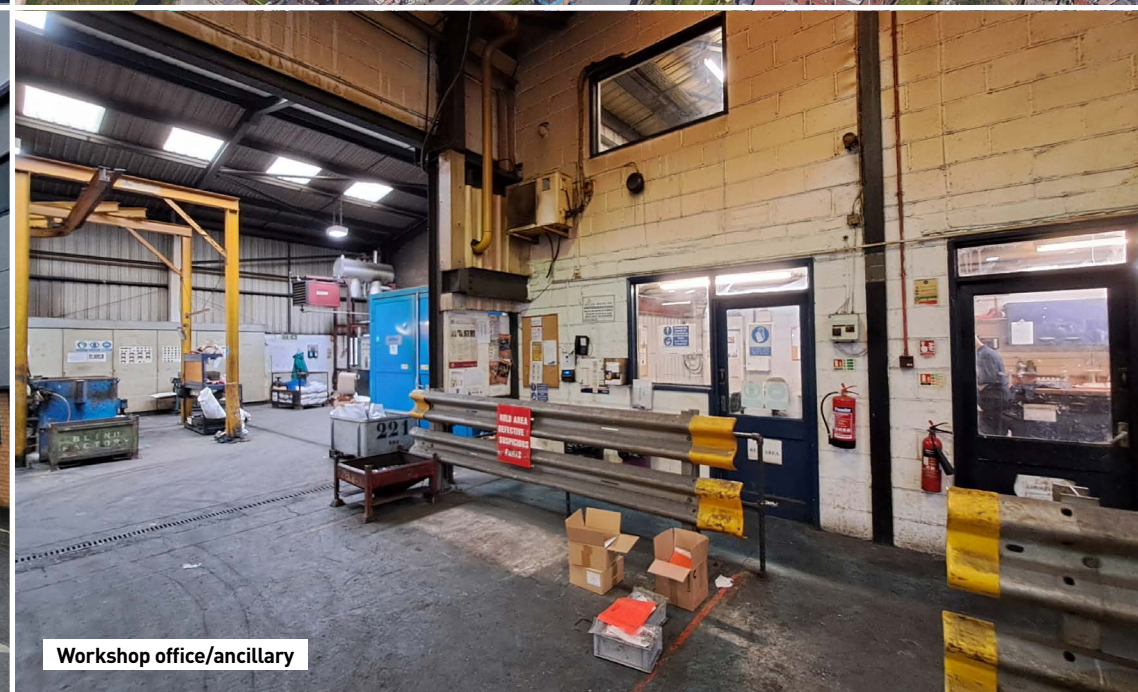
Additional modern two-story office building (built circa 2000) adjoins the workshop. Offers a mix of good quality cellular and open plan accommodation exhibiting suspended ceilings with recessed lighting, perimeter trucking, gas fired central heating and partial air conditioned.

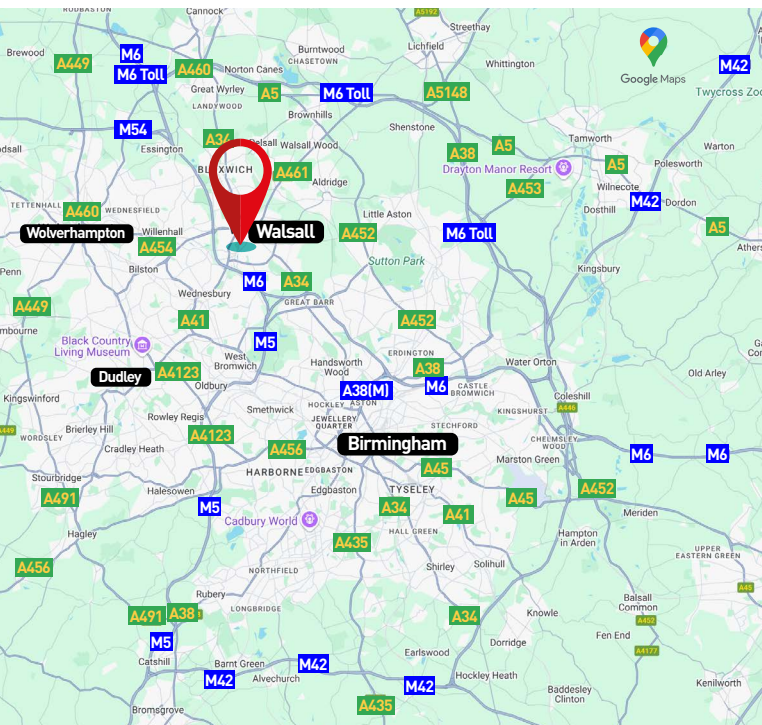
Separate modern steel frame warehouse building at the southern boundary, exhibiting concrete slab flooring, a mix of profile metal and block infill walling to eaves of 6.5m. A

single level roller shutter door provides access to the northern elevation.

An additional temporary steel framed "goods warehouse" offered as part of the sale and sits at the northeast boundary of the site.

Externally there is a secure dual access gated service yard and parking for approximately 20 vehicles.

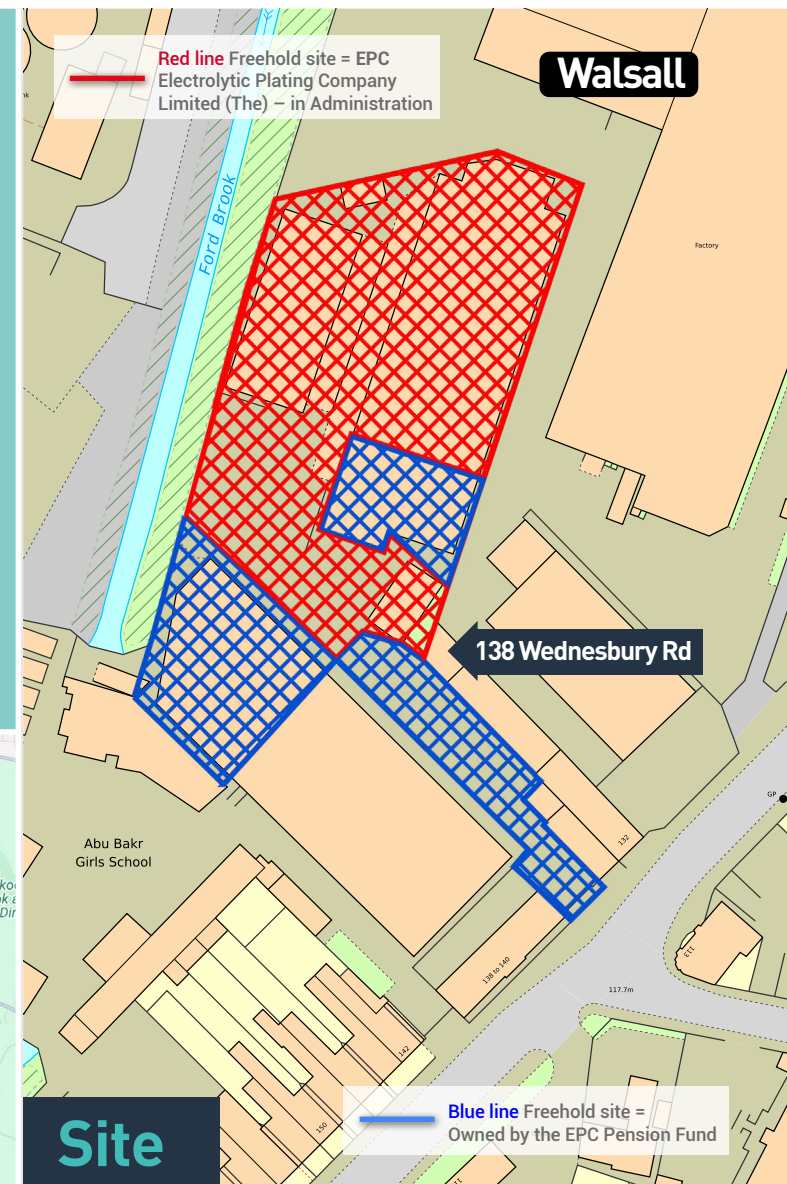
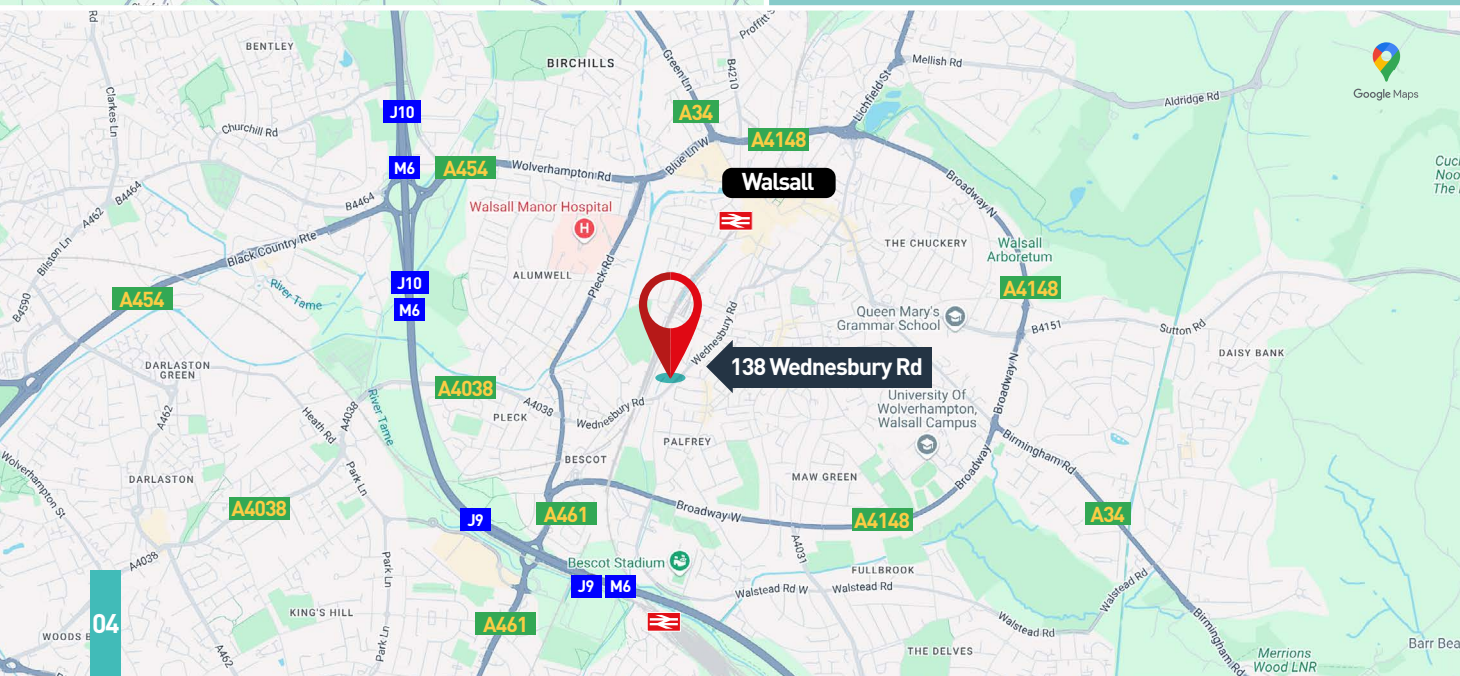




Location

The property fronts directly onto Wednesbury Road, at its junction with Old Peck Road, and benefits from excellent road communications, sitting less than 2 miles to the east of the M6, junctions 9 and 10. Walsall is located approximately 10 miles northwest of Birmingham city centre and roughly 8 miles to the east of Wolverhampton.

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Site

This plan is for identification purposes only and should not be relied upon. Our understanding of the Freehold Site boundary, is shown edged and hatched red/blue on the plan above.



Southern Warehouse



Southern Warehouse



Modern 2 Storey Offices



Modern 2 Storey Offices

Accommodation

The property provides the following gross internal floor areas:

Accommodation	Sq Metres	Sq Feet
Workshop 1	758.93	8,169
Workshop 2	1,044.35	11,242
Modern 2 Storey Offices*	277.54	2,988
Southern Warehouse*	310.08	3,338
Treatment Workshop	117.10	1,260
Total	2,508.00	26,996

*owned by the EPC Pension Fund

Services

We are advised that the Property is connected to mains services including water, electricity, drainage, and gas.

/// what3words [views.long.held](#)

THE SALE ON BEHALF OF THE JOINT ADMINISTRATORS OF ELECTROLYTIC PLATING COMPANY LIMITED AND ASHBY LONDON TRUSTEES LIMITED

The property is being marketed for sale on behalf of the joint administrators and Ashby London Trustees Limited and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the joint administrators and Ashby London Trustees Limited to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The joint administrators and Ashby London Trustees Fund are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability

EPC

EPC Rating TBC.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Tenure

We understand the property is held **Freehold** under title number **WM756188** and **MM74222** shown edged red on the attached plan.

Town Planning

Interest parties should make their own enquiries of **Walsall Council** www.walsall.gov.uk

Business Rates

Interested Parties should visit the Valuation Office Agency Website www.voa.gov.uk

Asking Price

Offers are invited to purchase the **Freehold interest** in the property.

Viewing and Further Information

All viewings must be arranged by prior appointment with the sole agents:

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