



Unit 2, The Maltings

Navigation Drive, Brierley Hill

For Sale or To Let:

Modern purpose built
workshop/warehouse/business unit
2000sq.ft (185.8m²) plus Mezzanine
of 1000sq.ft (92.9m²) approx.

The Lee, Shaw
Partnership
Kempson House
101 Worcester Road
HAGLEY
West Midlands
DY9 0NG

Telephone:
01562 888111
Fax:
01562 888333

LEE, SHAW

Land & Estate
Agents
Chartered Surveyors

For Sale or To Let:

2000sq.ft (185.8m²) plus Mezzanine of 1000sq.ft (92.9m²) approx.

Modern purpose built workshop/warehouse/business unit.

Location

Located on the Hurst business park and approached by Navigation Drive just off Pedmore Road; the A4036 which links Dudley and Stourbridge Town Centres.

In close proximity is the Merry Hill shopping complex and Waterfront Office Park. There is Motorway access at junctions 2 or 3 of the M5 Motorway.

Description

The property comprises a modern workshop/warehouse/business unit. It is of steel portal frame with part brick and block walls together with profile sheeting incorporating translucent roof lights.

Height to eaves is approximately 19ft (5.79m).

There is an electrically operated roller shutter door access to the unit with security barrier.

Ground floor comprises main warehouse/workshop space with separate entrance door and staircase, gents w.c, female/disabled w.c, post room, kitchen, storage area and front reception office.

First floor mezzanine provides open plan office, general office, private office and 2 interlinked storage areas.

There is III Phase electricity, a number of electric storage heaters and monitored alarm system. In front of the unit there is parking for 3 cars.

Conditions under which these Particulars are issued

The Lee, Shaw Partnership for themselves and for the vendors of this property whose agents they are give notice that:-

- 1) The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
- 2) 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 purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection, survey or otherwise as to the correctness of each of them.
- 3) No person in the employment of The Lee, Shaw Partnership has any authority to make or give representation or warranty whatsoever in relation to this property.

Terms

The property is available for purchase at a price guide of £135,000 (one hundred and thirty five thousand pounds).

Alternatively, it is available on a new lease for a term of 3 years or multiples thereof on a Full Repairing and Insuring Basis at a rental of £10,000 (ten thousand pounds) p.a exclusive.

VAT may be charged in addition.

Rating

The current rateable value in the 2010 Valuation List is £14,750

Viewing

By prior arrangement with THE LEE, SHAW PARTNERSHIP – Commercial Department:

Tel: 01562 888111

Fax: 01562 888333

Web: www.leeshaw.com

LEE, SHAW

Land & Estate
Agents
Chartered Surveyors