



## Units E2 – E3, Phase 3, Fenspool Avenue, Brierley Hill

For Sale or To Let:

7223 sq.ft (671m<sup>2</sup>)

Mezzanine 1394 sq.ft (130m<sup>2</sup>)

Modern purpose built workshop/warehouse unit with internal 2 storey offices together with mezzanine area and forecourt parking.

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

## Location

Located between Holly Hall and Brierley Hill close to the Waterfront development, Merry Hill shopping centre and with easy access to the Dudley Southern Bypass which in turn facilitates Motorway access at Junction 2 Oldbury of the M5 Motorway. There is also access at Junction 3 Halesowen.

## Description

The property comprises a modern workshop/warehouse unit which could easily be split subject to planning to form 2 units as it already has 2 manually operated roller shutter door entrances and 2 sets of w.c's.

The unit is of brick and blockwork to part height with profile cladding and an eaves height of approximately 16ft (4.87m).

The main workshop space is heated by a gas space heater and radiator heating is provided to the offices.

Infront of the unit there is parking for 10 cars.

## Accommodation

Gross internal area

Warehouse/workshop	5347 sq.ft	497m <sup>2</sup>
2 storey offices	1876 sq.ft	174m <sup>2</sup>
Mezzanine	1394 sq.ft	130m <sup>2</sup>

## Terms

The property is available to purchase at a price guide of £325,000 (three hundred and twenty five thousand pounds) or alternatively, it is available on a new lease for a term of 3 years or multiples

## 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.

thereof on a Full Repairing and Insuring basis to leave in no worse condition than at the commencement of the term at a rental of £28,000 (twenty eight thousand pounds) p.a exclusive.

VAT may be charged in addition.

## Rating

The current rateable value in the 2010 Valuation list is £25,500.

## Viewing

Viewing is by prior arrangement with The, Lee Shaw Partnership – Commercial Department  
Tel: 01562 888111  
Fax: 01562 888333  
Website: [www.leeshaw.com](http://www.leeshaw.com)

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