



Rare Freehold  
Opportunity

# For Sale

Buildings 1 & 2 Garratts Lane | Cradley Heath | B64 5RE

349,898.94 sq ft on a 19.75 acre site

## Garratts Lane/ Cradley Heath

### Description

The site comprises of two main buildings which is accessed off Garratts Lane via an estate road. Building 1 comprises of thirteen bays and building two eight bays, each of which are of steel portal frame construction surmounted by a pitched lined roof. Externally the elevations are brick with part glazing to the end of each bay.

The buildings benefit from:

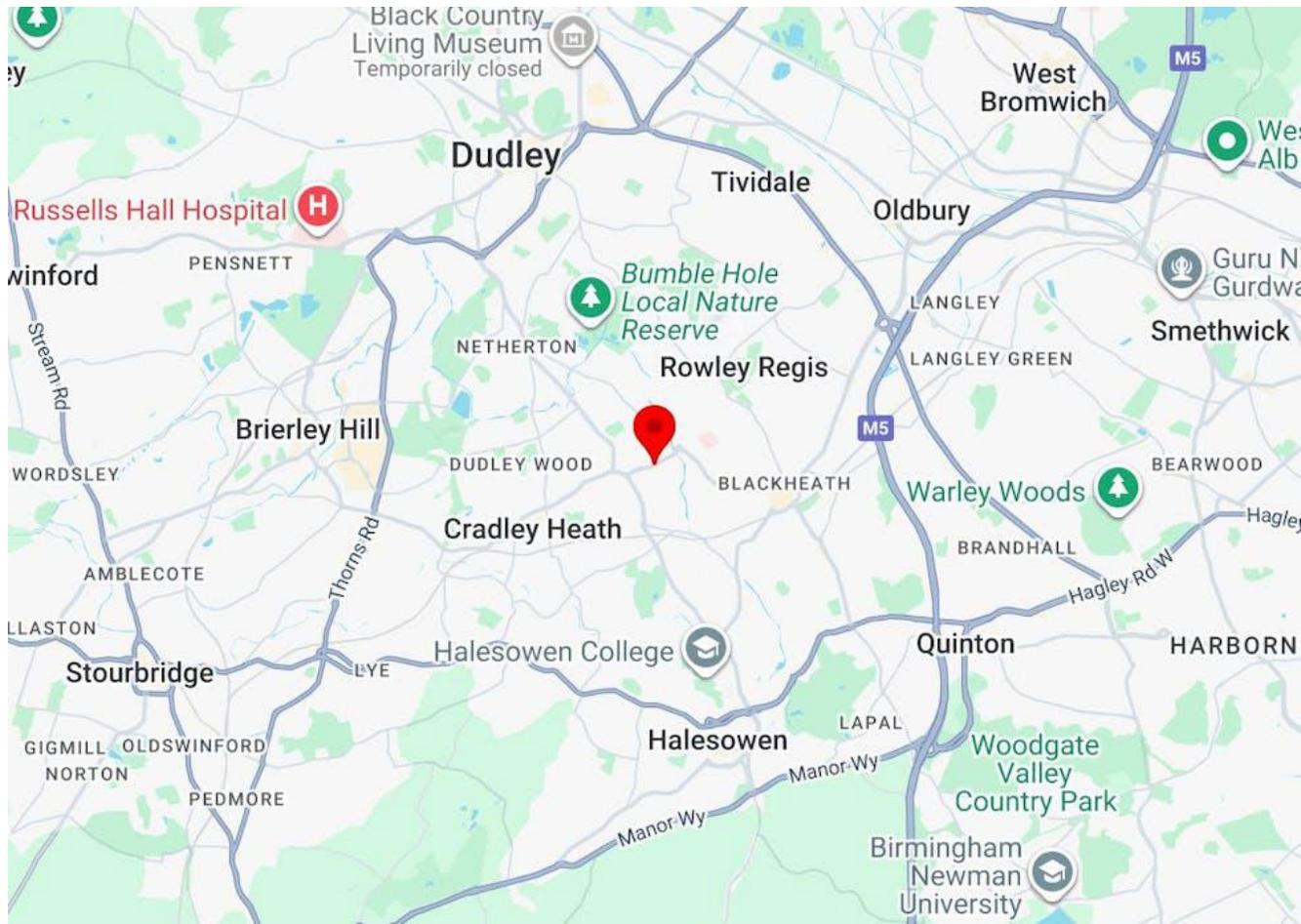
- 5.58 - 6.4 metres to haunch
- A concrete floor
- 5% roof lights
- Spot and box lighting throughout
- Ancillary offices, stores and WCs
- Building 1 - 12 level access doors and 7 dock doors
- Building 2 - 5 level access doors
- Two storey offices to the front of building one
- 360 circulation externally
- 800 KVA power
- Mezzanine floor totalling 9,762 sq ft across the two buildings

### Location

The building is situated in Cradley Heath and benefits from exceptional motorway connectivity, with Junction 2 of the M5 motorway located just 2 miles to the east of the town centre. This junction provides direct access to the M5, which connects north to the M54 (leading to Telford and Shrewsbury) and south toward Worcester, and the Southwest. The town is also within 4 miles of Junction 1 of the M5, and approximately 6 miles from the M54/M6 interchange at Junction 10a. The A4018 runs directly through Cradley Heath, providing a key arterial route connecting to the regional road network, while the A4092 offers additional connectivity to neighbouring towns including Halesowen and Stourbridge.

### Planning

The current use is Sui Generis (Auction House), the consent includes conditions requiring the site to revert to its original B2/B8 (General Industrial/Warehousing) for any new occupier.



**Garratts Lane/ Cradley Heath**

# Accommodation

## Building 1

	Size Sq ft	Size Sq m
<b>Industrial</b>	237,948	22,106.09
<b>Office</b>	9,112.04	846.54
<b>Ancillary Area</b>	28,432.03	2,641.42

## Building 2

	Size Sq ft	Size Sq m
<b>Industrial</b>	66,861	6,211.59
<b>Ancillary Area</b>	5,093.87	473.24
<b>Outdoor Building</b>	2,452	227.80
<b>Total Buildings 1&amp;2</b>	349,898.94	32,506.68

## EPC

Building 1 - E(101)

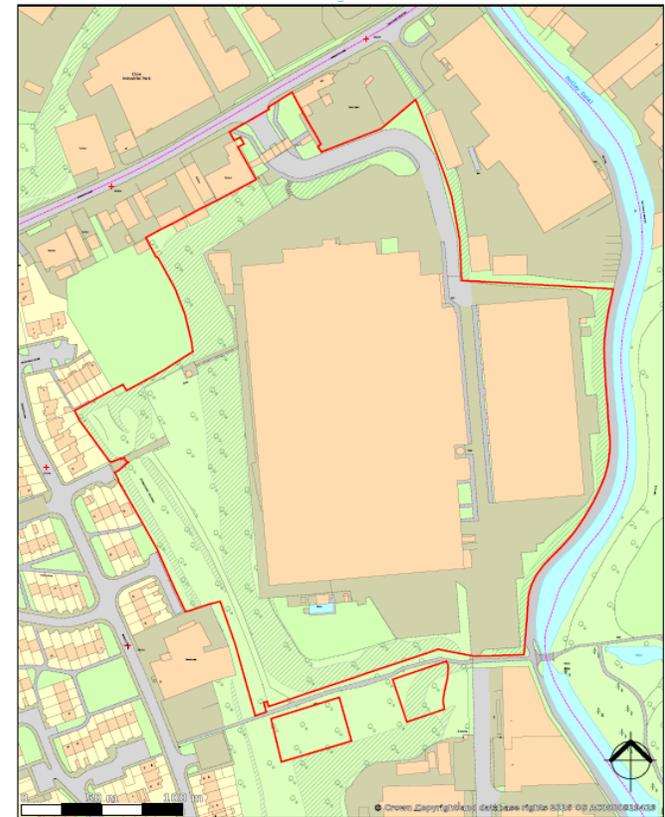
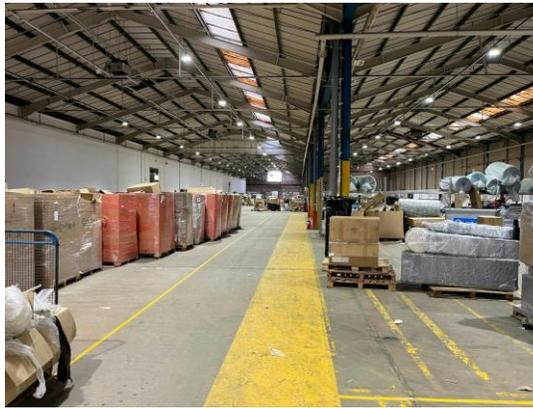
Building 2 - D(95)

## Tenure

Freehold - POA

## Business Rates

£900,000 as of April 2023



## Viewings



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