

Waterside Park

GOLDS HILL WAY, GREAT BRIDGE, WEDNESBURY DY4 0WP



Modern Industrial/ Warehouse Unit

For Sale/To Let

30,854 sq ft (2,866.4 sq m)

- Established Industrial Park
- Adjacent to A41 Black Country New Road
- Eaves height 8.17m
- 3 level access doors and 1 loading door
- Extensive car parking and yard

Waterside Park is a modern, detached industrial/warehouse unit, within a landscaped environment, situated on an established industrial park adjacent to the A41 Black Country New Road in Great Bridge 2 miles south of Wednesbury.

Major occupiers in the area include:



Specification

Warehouse

- Steel portal frame
- Metal profile clad elevations
- Barrel vaulted metal clad roof
- Glazed front elevation with metal cladding above
- 3 level access doors
- 1 dock level loading door
- 38m yard depth
- Eaves height 8.17m
- Warehouse lighting Sodium light boxes)
- Warehouse heating (4 gas fired warm air blowers-not tested)

Offices

- High quality integral two storey offices to front elevation
- Double glazed windows
- Raised floors
- Comfort cooling (not tested)
- Suspended ceilings
- Recessed Cat 11 lighting
- Ground floor reception
- Passenger lift
- Male and Female toilets (Ground and First floor)
- Staff kitchen (First floor)

External

- Extensive car parking (24 to front elevation and 47 spaces in additional car park opposite)
- Large loading yard to rear with separate access off Golds Hill Way
- Steel palisade fencing with gated access to yard

Site Area

The main site extends to 0.95 hectares (2.34 acres) and the separate car park extends to 0.33 hectares.



Accommodation

Description	sq ft	sq m
Warehouse	21,616	2,008.20
Office (Ground floor)	4,619	429.09
Office (First floor)	4,619	429.09
Total (GIA)	30,854	2,866.40



Tenure

We are advised that the property is available on a freehold or leasehold basis.

Price

Please contact the agents for full details.

Lease Terms

The unit is available on a new full repairing and insuring lease on terms to be agreed.

Rental

Upon application

Services

We are advised that mains water, drainage, gas and electricity are connected or available. Interested parties are advised to check the position with their advisors/contractors.

Planning

Interested parties are advised to make their own enquiries with Sandwell Council on 0121 569 4054

Rates

We are advised by Valuation Office Agency website that the assessments are as follows:

Rateable Value: £156,000
Rates Payable: £85,176 (2025/26)

EPC

The unit has an EPC rating of D-85

VAT

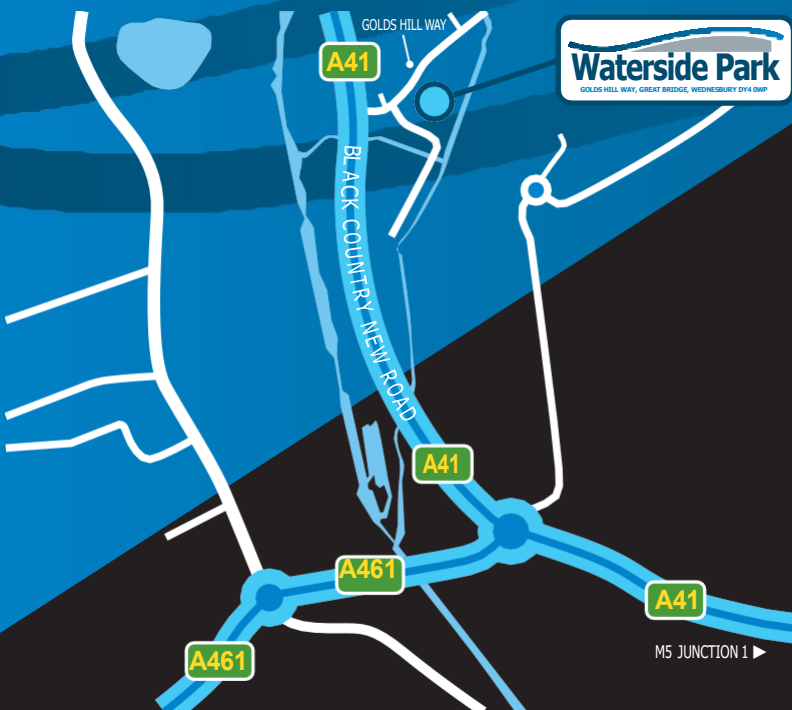
All figures quoted do not include VAT which may be payable at the current prevailing rate.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.



Distances

Wednesbury	2 miles
Dudley	3 miles
Wolverhampton	3 miles
Birmingham	12 miles

Viewings

For further information or to arrange an inspection please contact:

savills.co.uk **savills**

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