

LICHFIELD ROAD BROWNHILLS, WS8 6LA

INDUSTRIAL / WAREHOUSE UNITS FOR SALE WITH VACANT POSSESSION

63,751 SQ FT (5,922.66 SQ M) ON A SITE OF 5.21 ACRES (2.11 HECTARES)

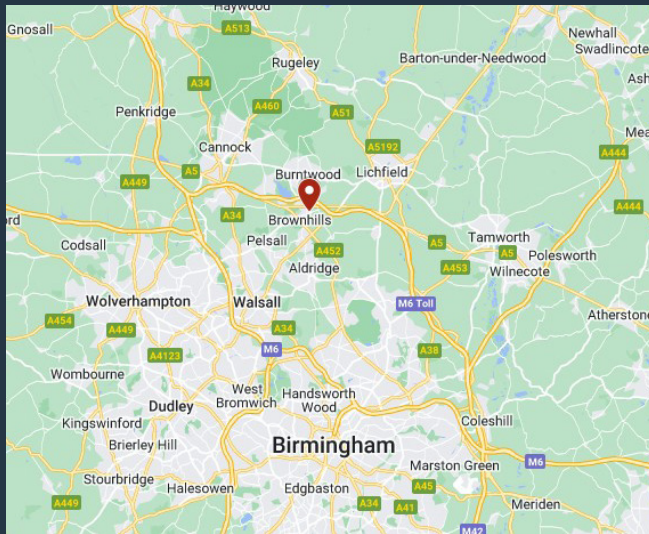
SEPTEMBER 2024

Location:

Brownhills is an established commercial location located approximately 12 miles north of Birmingham city centre and 10 miles north east of Wolverhampton city centre.

The town benefits from being within close proximity to both the A5 (Watling Street) and the M6 toll motorway, thus providing excellent transportation links.

The property is located fronting Lichfield Road (B4155). The surrounding area is an established industrial location with residential uses in the wider vicinity.



Description

The property is made up of a number of industrial units of varying age and quality with an area of additional yard to the north end of the site, which benefits from its own access point off Chase Road.

Unit 1:

This unit is located towards the rear of the site and comprises a single storey warehouse with part brick elevations with profile cladding above, surmounted by a pitched roof which incorporates translucent roof lights.

This unit has two manual roller shutter doors, eaves height of 3.18m and fluorescent strip lighting and provides warehouse space with staff room and WC facilities.



Unit 2:

This unit is located towards the rear of the site, opposite unit 1 being separated by an area of surfaced yard. Constructed in 2011, the unit is of steel portal frame construction with profile cladding and benefits from roller shutter door access and LED lighting.

Unit 3:

Located mid-way along the site, this unit comprises a detached industrial building of steel portal frame construction surmounted by a pitched roof incorporating translucent roof lights. The property has part brick elevations with profile cladding above. The unit has roller shutter doors at either end of the building. Unit 3 also incorporates two storey works offices with ancillary accommodation.

Internally the accommodation comprises LED lighting, part block elevations/part clad elevations and a concrete floor. This unit has split level floor due to the change in site levels resulting in the eaves height ranging from approximately 5.15m to 8.08m. There are a number of cranes within the property. Further information on these is available upon request.





Unit 4:

Unit 4 is located to the south of the site, fronting Lichfield Road. The property comprises two storey offices to the front and two bay industrial accommodation to the rear.

The industrial accommodation is of steel portal frame construction surmounted by a pitched roof which incorporates translucent roof lights. The property has part brick elevations with profile cladding above.

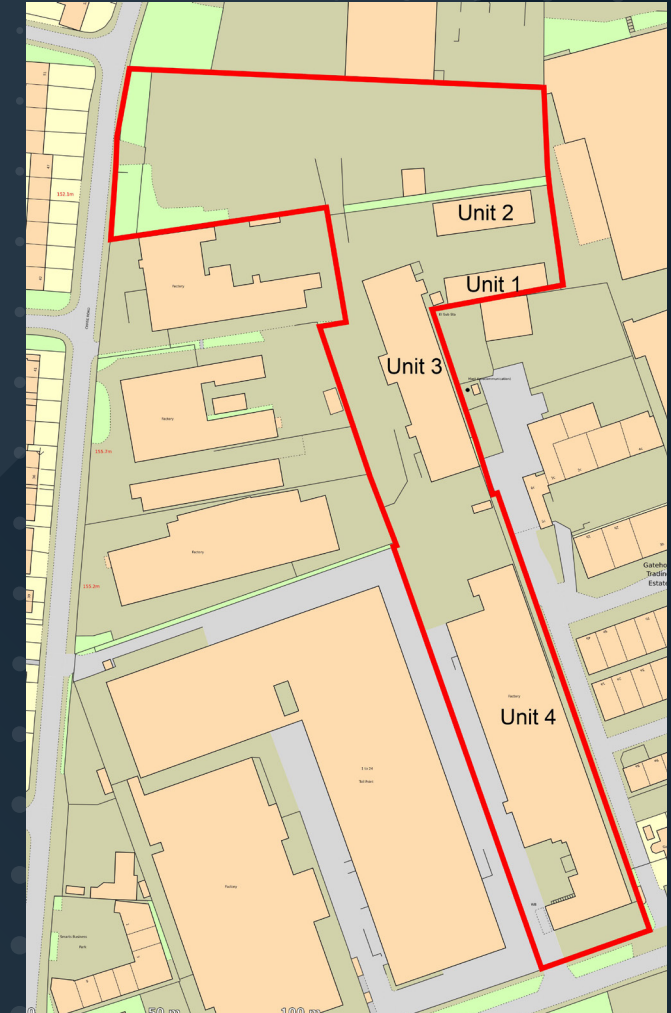
Internally the accommodation benefits from LED lighting, painted block walls and concrete floors. As with unit 3, as a result of the topography of the site and the building having been extended this unit has a split-level floor with the eaves height ranging from 4.1m to 5.39m. The unit benefits from five roller shutter loading doors. The industrial accommodation also provides a staff

room, works office and plant room. The accommodation is heated by way of Ambi-Rad heaters.

The main factory incorporates a two-storey office block located to the front, which is of brick construction, surmounted by a flat roof with clad elevations. Internally the property comprises storeroom, male and female WC facilities, reception area, offices and further staff changing room. The first floor provides further office accommodation, board room and WC facilities.

Excess Land:

The land comprises a secure, level site with its own access off Chase Road. The site is approximately 1.85 acres.



Accommodation

UNIT	USE	SIZE (SQ M)	SIZE (SQ FT)
Unit 1	Industrial	327.78	3,528
Unit 2	Stores	422.75	4,550
Unit 3 - Ground	Industrial	1,437.87	15,477
Unit 3 - Ground	Offices	31.55	340
Unit 3 - First	Offices	31.55	340
Unit 4 - Ground	Industrial	3,119.02	33,573
Unit 4 - Ground	Offices	275.91	2,970
Unit 4 - First	Offices	276.23	2,973
Total Gross Internal Area		5,922.66	63,751
Total Site Area		2.11 ha	5.21 ac

Tenure

Freehold, with vacant possession.

Energy Performance Certificate:

Unit 1: D (83)

Unit 2: TBC

Unit 3: C (65)

Unit 4: C (63)

Business Rates

Rateable Value: £191,000.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Pricing

We are instructed to seek offers in the region of £2,760,000 for the freehold interest.

Should you require further information or wish to view please contact:

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