



**FOR SALE**

**Multi-Let  
Industrial Investment**

**Clow Business  
Park  
Garratts Lane  
Cradley Heath  
B64 5RG**



## OVERVIEW

- **Multi Let Industrial Estate**
- **Total GIA 39,126 ft<sup>2</sup>**
- **Rental of £148,900 per annum**
- **We are instructed to seek offers in excess of £1,500,000**
- **This reflects a low capital value of £38.00 ft<sup>2</sup>**
- **Net Initial Yield of 9.47% taking into consideration purchaser's costs at 4.80%**
- **Site Area – 1.51 acres**
- **Freehold**
- **Significant asset management potential**

## LOCATION

Clow Business Park is situated in Cradley Heath, a well established industrial and commercial location within the West Midlands. Cradley Heath forms part of the Metropolitan Borough of Sandwell and lies approximately 9 miles west of Birmingham city centre and 3 miles south of Dudley.

## SITUATION

Clow Business Park occupies a convenient position on Garrett Lane, close to its junction with Corngreaves Road (A4100). The estate is well located for access to the regional road network:

- M5 Motorway (Junction 2 or 3) – approximately 5 miles to the east, providing direct links to the M6, M42 and national motorway network.
- A458 and A4034 – nearby arterial routes connecting to Dudley, Stourbridge, Halesowen and Birmingham.
- Cradley Heath Railway Station – within 1 mile, offering regular services to Birmingham Snow Hill and Worcester.
- Birmingham city centre – approximately 9 miles to the east.



CLOW BUSINESS PARK, GARRATTS LANE, CRADLEY HEATH, B64 5RG



## DESCRIPTION

The estate comprises a substantial industrial warehouse that has been split to provide a number of industrial workshops and warehouses with a two-storey element to the front of the main building.

The two-storey element is of traditional construction with brick elevations beneath a flat felted roof.

The main warehouse areas vary in specification being constructed in part with steel portal and steel truss construction with all being surmounted by a pitched roof and full height brickwork elevations.

All units benefit from concrete flooring and roller shutter access to the main yard area.

The estate benefits from forecourt car parking in addition to a secure yard area with access around the estate.

Number 44a situated to the front of the estate, comprises a derelict two storey property.

## ACCOMMODATION

The property extends to the following area on a Gross Internal Basis:

**Total (GIA) 39,126 sq ft<sup>2</sup> (3634.92 m<sup>2</sup>) approximately**



## Tenancy Schedule

Unit	Tenant	Area (ft <sup>2</sup> )	Rental	Lease Start	Term	Lease Expiry	Rent Review	Lease Break
Unit 1 - Factory	LB Trading UK Ltd	4,481	£17,484	07/08/2023	5 Years	06/08/2028	07/08/2026	n/a
Unit 2	Classic Physiques Ltd	11,042	£41,420	20/09/2018	10 Years	19/09/2028	n/a	20/09/2024
Unit 3	Amber Shearing Ltd	3,000	£12,600	01/06/2021	5 Years	31/05/2026	n/a	n/a
Unit 4	Amber Shearing Ltd	3,898	£15,564	01/11/2023	6 Years	31/10/2029	31/10/2026	n/a
Unit 5	Amber Shearing Ltd	3,601	£14,424	01/11/2020	5 Years	31/10/2026	n/a	n/a
Unit 6 (Bay 1 & 2)	Classic Physiques Ltd	4,611	£20,000	01/06/2023	5 Years	19/09/2028	n/a	n/a
Unit 6 (Bay 3)	LB Trading UK Ltd	2,305	£9,000	Licence to occupy	Monthly			n/a
Unit 1 – Offices	Joshua Siviter	566	£4,068	06/11/2018	4yrs 9mths	05/08/2025	n/a	n/a
Office 1	Pro Music Tuition Ltd	3,172	£14,340	03/01/2017	10 Years	02/01/2027	03/01/2026	02/01/2027
Office 2								
Office 3								
Office 4 (was 6)								
Office 5 (was 7)								
Office 6 (was 8)								
Office 7 (was 9)								
Office Stores, Kitchen & WC								
Houses/Offices	Unlet	2,450						
<b>Total</b>		<b>39,126</b>	<b>£148,900</b>					







### TENURE

The property is held Freehold under title number WM548647.

### PROPOSAL

We are instructed to seek offers in excess of £1,500,000 subject to contract.

A purchase at this level would provide an initial yield of 9.47% assuming usual purchaser's costs at 4.80% and a low capital value of £38.00 ft<sup>2</sup>.

### VAT

The property is elected for VAT. However, it is anticipated the sale will be treated as a TOGC.

### ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

### Energy Performance Certificate (EPC)

An EPC is available on request.

### FURTHER INFORMATION AND VIEWINGS

Please contact the sole selling agent Siddall Jones on **0121 638 0500**



## FURTHER INFORMATION

### FOR FURTHER INFORMATION PLEASE CONTACT:

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