



Overend Road, Cradley Heath B64 7DD

FOR SALE

Industrial/Warehouse Unit & Land

**31,293 Sq Ft
(2,907 Sq M)**

DESCRIPTION

The site extends to approximately 1.22 acres (0.49 ha) of surfaced yard & main production building of steel portal frame construction with partial concrete block walls. Adjoining the main building are a number of buildings / lean-to of varying ages. Internally, the building contains brick kilns and drying chambers. These could be removed subject to terms being agreed.

- ✓ Varying eaves heights 2.5m - 6m
- ✓ Buildings of varying ages
- ✓ Surfaced storage areas

LOCATION

The subject is located on Corngreaves Trading Estate, located to the south of Cradley Heath, approximately 10 miles west of Birmingham City Centre. Corngreaves Road provides access to the A458 to the south which links to Junction 3 of the M5 to the east. The Corngreaves Trading Estate is accessed off Corngreaves Road.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Warehouse & Buildings	30,678	2,850
Office	227	21
Mezzanine	388	36
Total Approx. GIA	31,293	2,907

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

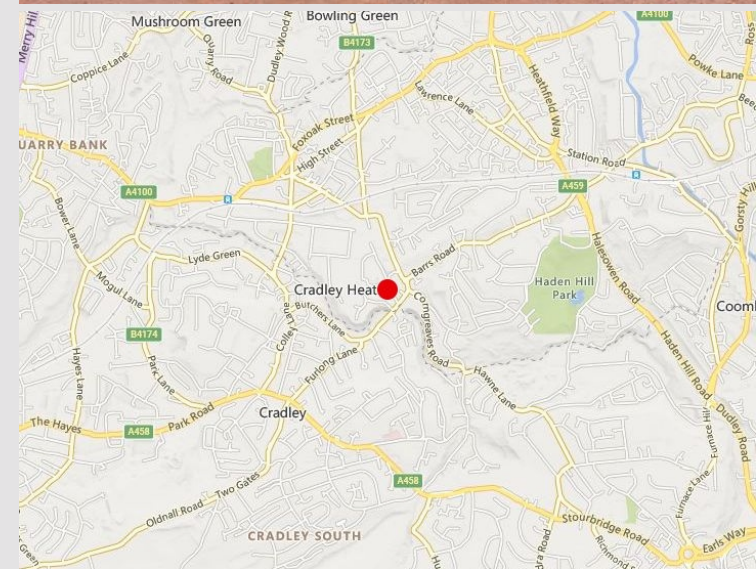
On application.

TERMS & PRICING

The land and buildings are held freehold. Price on application.

EPC

An EPC has been commissioned and will be available shortly.



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Regulated by RICS 15-Jun-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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