



- 982.39 Sq M (10,564 Sq ft)
- **Virtual freehold (970 years)** offices with extensive parking
- Well located within a secure gated trading estate
- On behalf of the Administrators of Mechatherm International Ltd

► **Unit 16 Waterfall Lane Trading Estate** | Cradley Heath | B64 6PU

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Description

Waterfall Lane Trading Estate is a managed and gated trading estate of circa 21 industrial and office units, with out of hours on site security.

The subject property comprises a semi-detached two storey office. The property is of masonry construction with a mixture of brick, render and clad elevations under a flat roof. Double glazed windows are installed throughout

The accommodation has been recently refurbished to a good standard to include a new HVAC system throughout, new carpets, new lighting and new staff areas/facilities, including a breakout area, kitchenettes and WCs.

Internally, the ground floor provides reception, disabled WC, two meeting rooms, server room, large open plan office, four office suites, kitchen and breakout, male and female WCs and goods lift. The first floor provides two meeting rooms, kitchen/breakout area, male and female WCS, shower room, office suites and a large open plan office.



Parking to the front contains 15 spaces, the carpark to the side contains a total of 4 spaces. The overflow carpark is situated near the entrance of the trading estate and contains approximately 28 spaces.

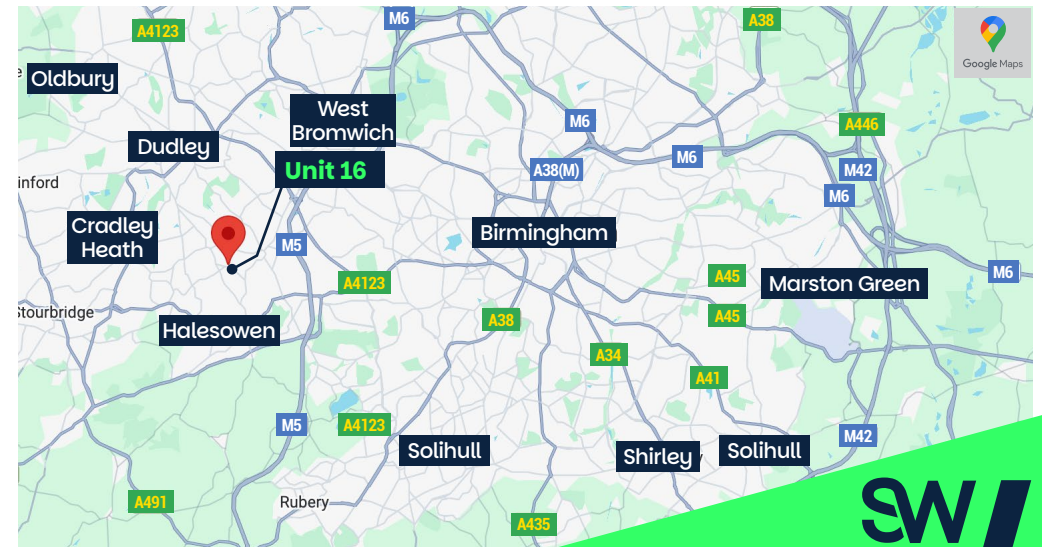
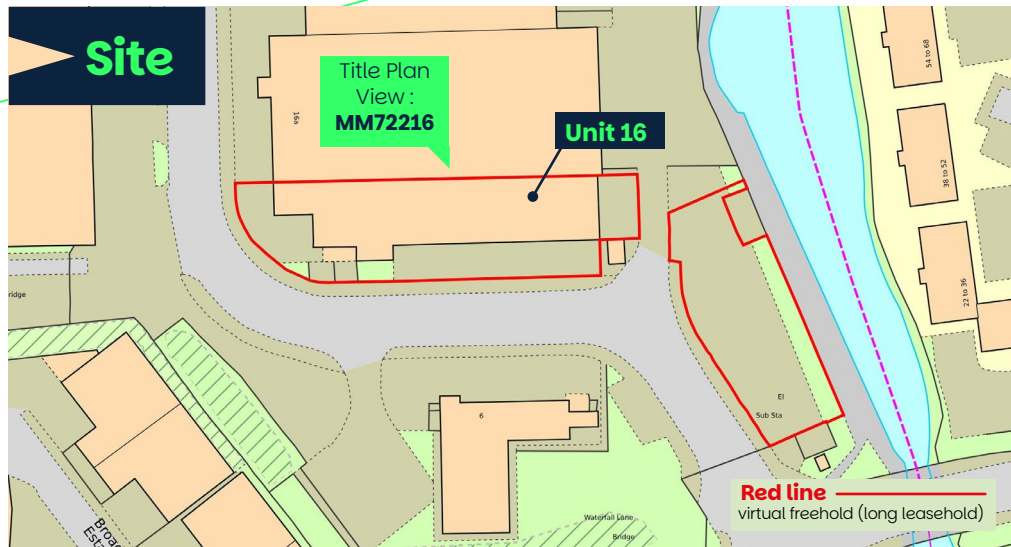
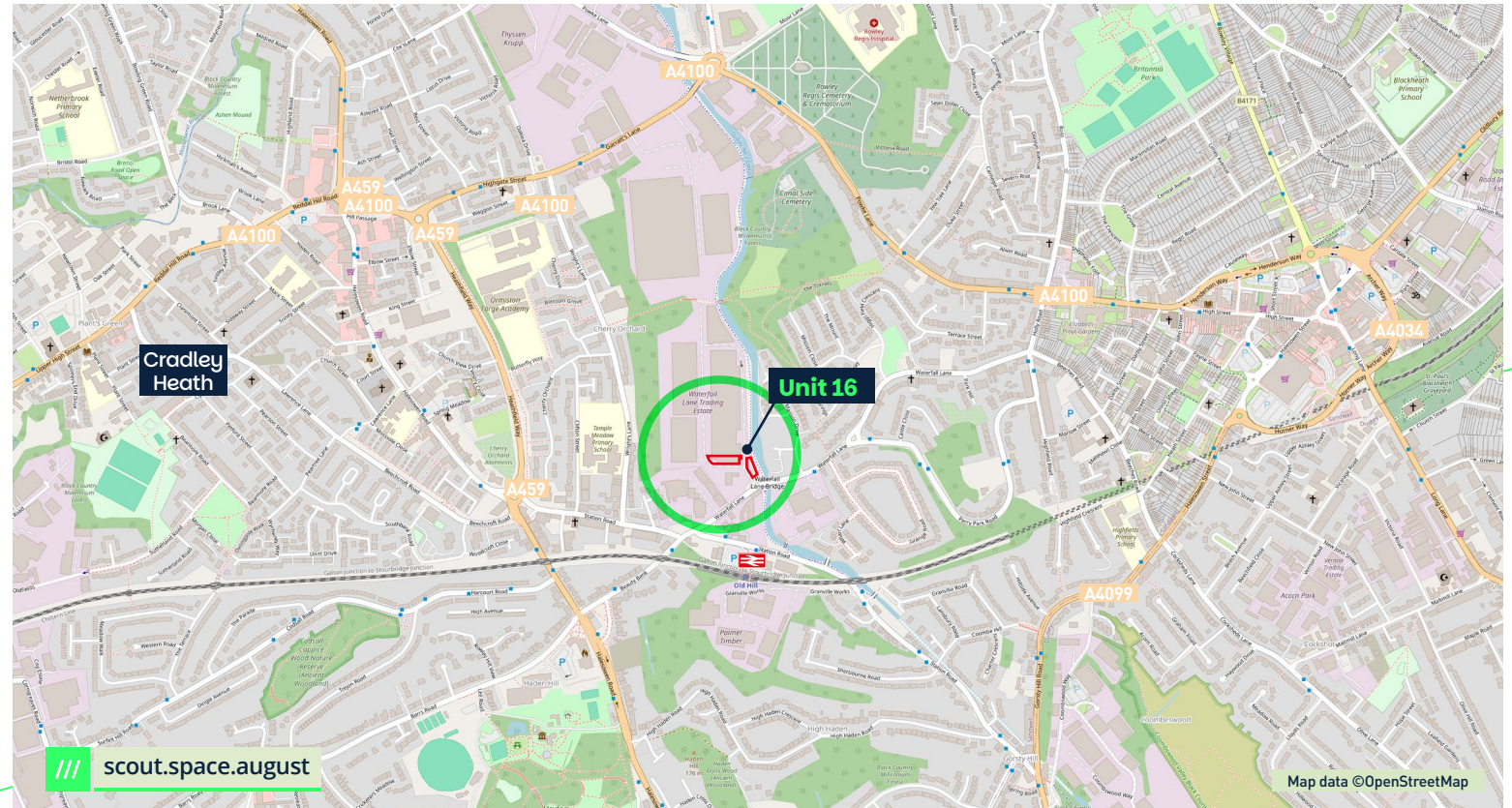


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Location

The property is situated to the front of Waterfall Lane Trading Estate, in Cradley Heath. Cradley Heath is a town in the Metropolitan Borough of Sandwell, within the West Midlands. The centre of Cradley Heath is located approximately 0.5 miles to the east, Dudley is located approximately 4 miles to the north, Halesowen is located approximately 2 miles to the south and Birmingham City Centre is located approximately 7 miles to the east. The property also has good road links with J2 of the M5 motorway located approximately 2 miles to the north east.



Accommodation

Description	SQ M	SQ FT
Ground Floor	493.50	5,312
First Floor	488.89	5,252
TOTAL	982.39	10,564

Services

We understand the property has access to all mains services. All fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or suitability can be provided.

VAT

VAT will not be chargeable on any transaction.

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Tenure

The property is held on **virtual freehold (long leasehold)** terms under **title, MM72216**. Title documentation is available on request. The term is from and including 8 June 2016 to and including 18 September 2996 (970 years remaining).

We understand that a service charge is levied in the order of £1,503.81 per quarter. Ground rent is charged at £100 per annum.

Business Rates

The property is currently assessed for Business Rates with an April 2026 rateable value of £42,500.

Energy Performance Certificates

The building has been assessed as having a **B(45)** rating. A copy of the EPC certificate is available on request.



Planning

The property has consent for use as offices. Enquiries regarding your proposed use of the property should be discussed with Sandwell Metropolitan Borough Council.

Legal Costs

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

Terms

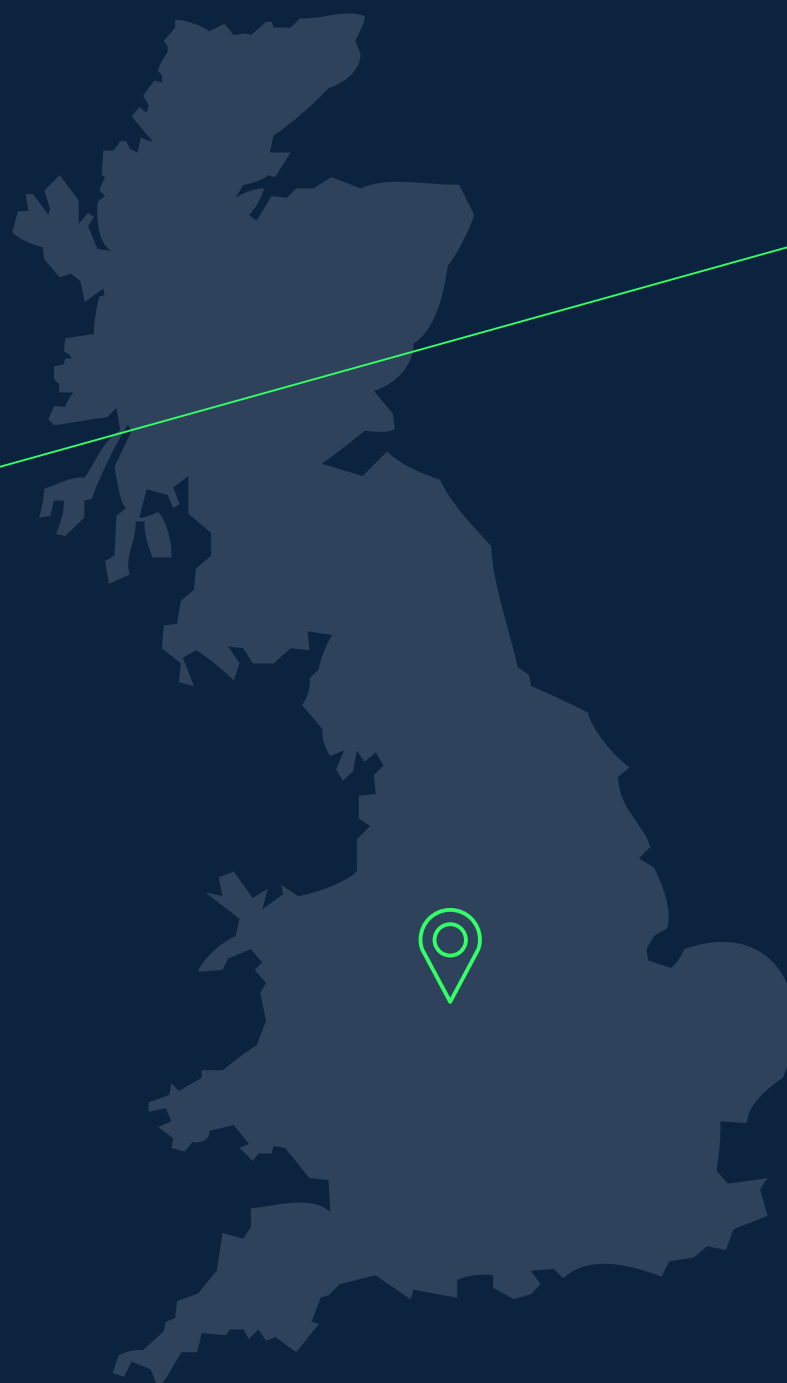
The property is available with **unconditional offers sought** in the order of **£675,000**. Please note that the **Administrators of Mechatherm International Ltd** will not offer any warranties or guarantees in respect of any sale, as is typical in the case of such transactions.





Sanderson
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Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL. August 2026.



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