



FOR SALE

- Rare Freehold Industrial Opportunity
- Established Industrial Location
- Secure gated site
- Surfaced external yard/car parking
- 21,222 Sq Ft (1,971.6 Sq M) plus extensive temporary building

► **138 Wednesbury Road** | Walsall | West Midlands | WS1 4JJ |

sw.co.uk



138 Wednesbury Road

Ford Brook

Description

A detached industrial property constructed between the late 1990's and early 2000's and adapted and extended over the years to suit the most recent use.

The main workshop buildings are interconnected and exhibit concrete slab flooring, block infill walling and profile metal sheeting to eaves of circa 5.5m. Both workshops benefit from intermittent roof lights and suspended high powered lighting. Two level access roller shutter doors provide access at west elevation.

An additional temporary steel framed "goods warehouse" offered as part of the sale and sits at the northeast boundary of the site.

Externally there is a secure dual access gated service yard and parking for approximately 20 vehicles.



Workshop 1



Workshop 2

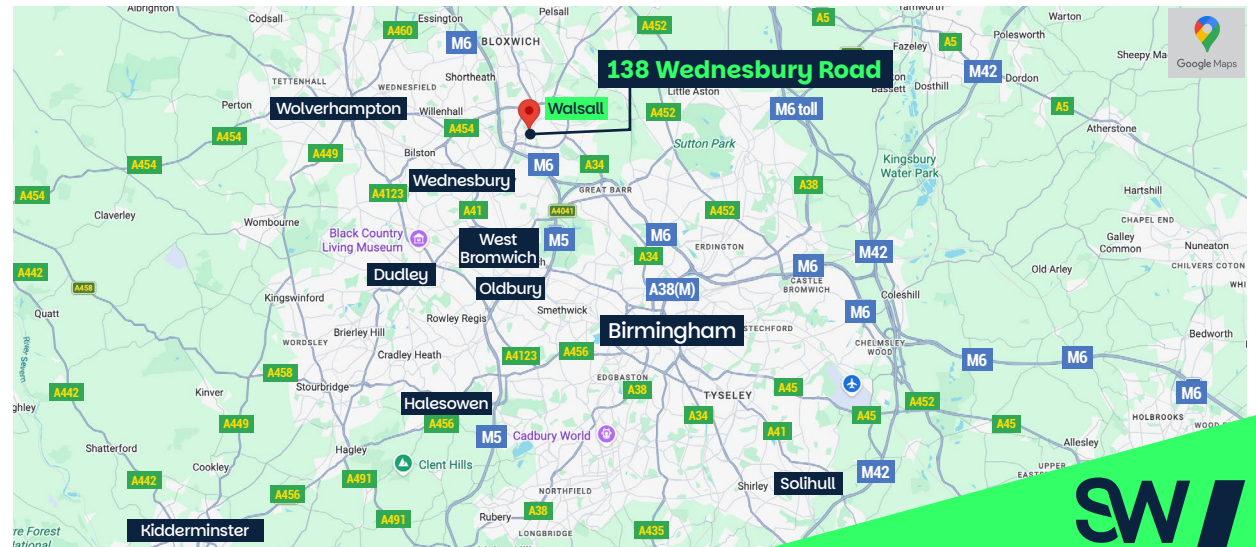
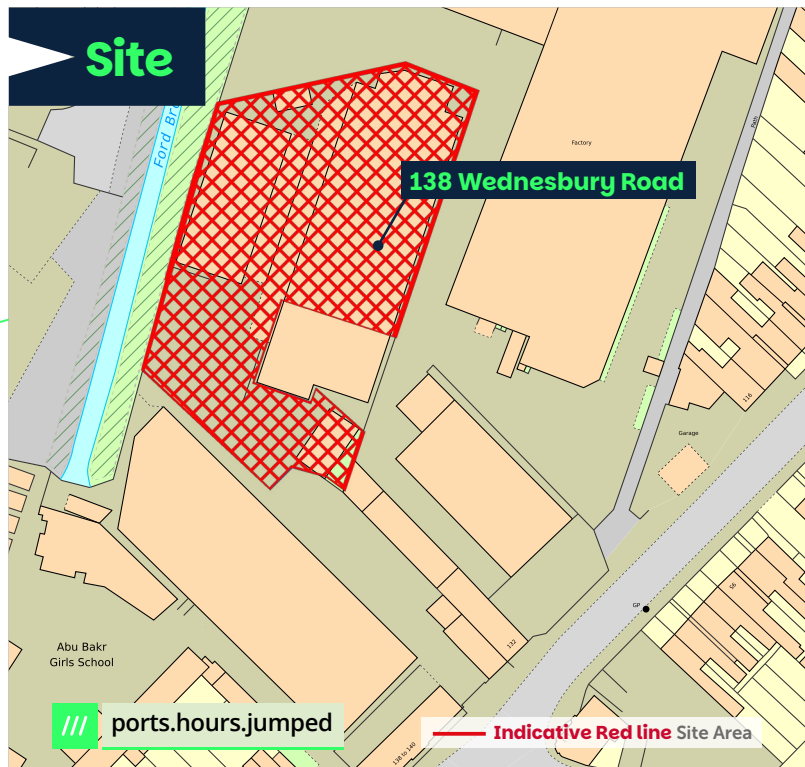


Goods Warehouse



Location

The property fronts directly onto Wednesbury Road, at its junction with Milton Road, and benefits from excellent road communications, sitting less than 2 miles to the east of the M6, junctions 9 and 10. Walsall is located approximately 10 miles northwest of Birmingham city centre and roughly 8 miles to the east of Wolverhampton.





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Ford Brook

138 Wednesbury Road

Ford Brook

Wednesbury Road

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Accommodation

Description	SQ M	SQ FT
Workshop 1	764.1	8,225
Workshop 2	1,052.20	11,326
Workshop 2 1st Floor Offices	55.9	601
Treatment Works	99.40	1,070
Total	1,971.60	21,222

The temporary steel frame structure is not included in the table above, for completeness it measures 649.9Sq M (6,995 Sq Ft).

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

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

Business Rates

Interested Parties should visit the Valuation Office Agency Website www.voa.gov.uk

Energy Performance Certificates

A copy of the EPC certificate is available on request.

Planning

Interest parties should make their own enquiries of **Walsall Council** www.walsall.gov.uk



Tenure

We understand the property is held **Freehold** under title number MM74222 shown edged red on the site plan.

Legal Costs

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

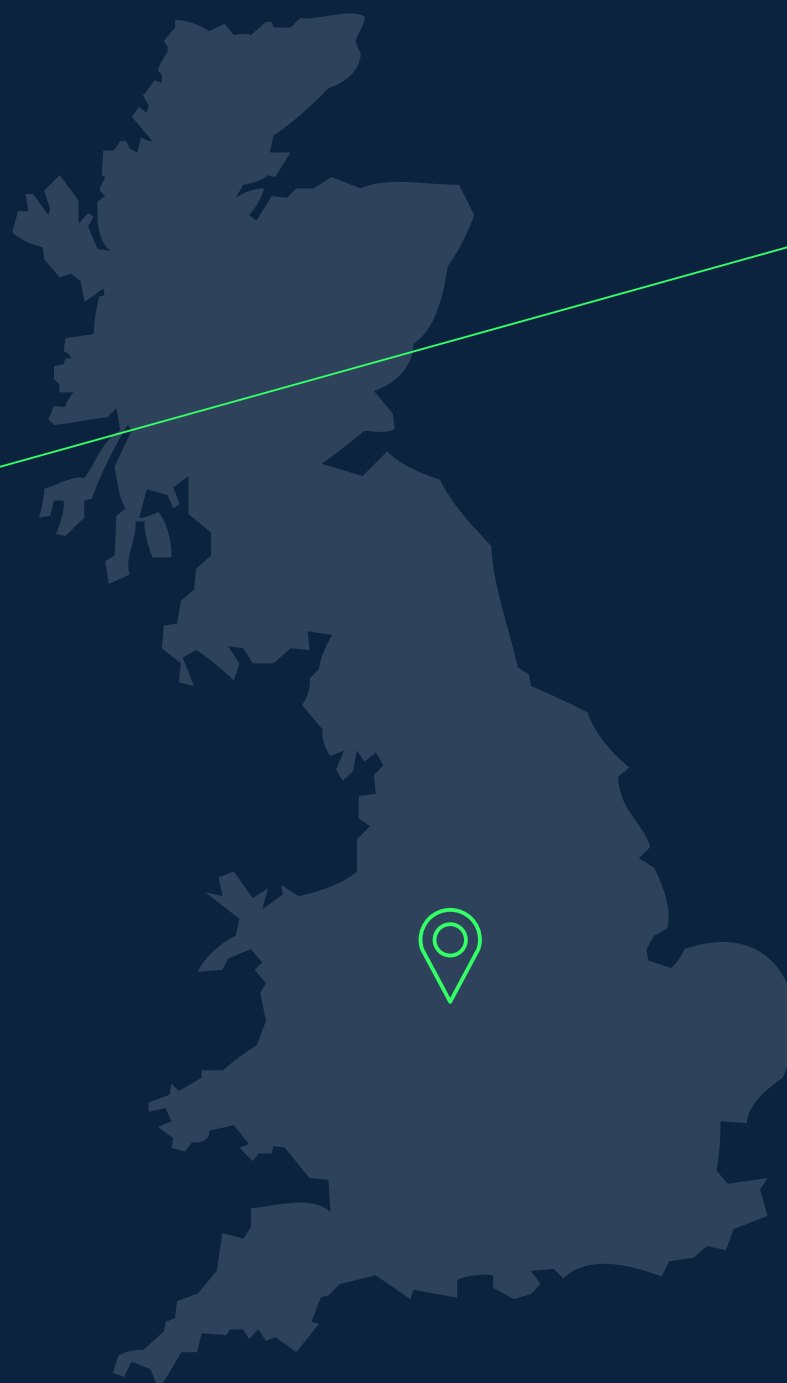
Terms

Unconditional offers are invited for the **freehold interest**.



Sanderson
Weatherall

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