

**FOR SALE**

## Industrial / Warehouse

FREEHOLD: Spacious detached industrial unit for sale with large yard

**Sale**

£1,300,000





## Summary



Freehold



18,551 sq ft GIA



Detached steel portal frame,  
twin bay warehouse with  
rooflights



Eaves height of 5.4m with clear  
heights of 6.7m to the apex



Easy access from Barton Road



Secure yard



3 Roller Shutter loading doors



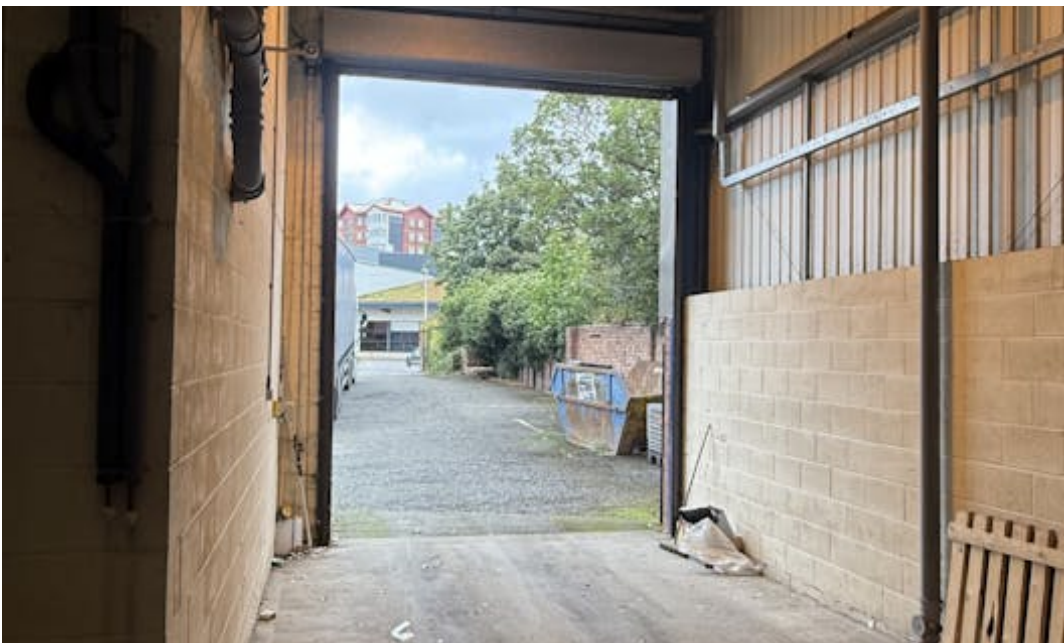
Pricing £1,300,000, equating to  
£70 per sq ft







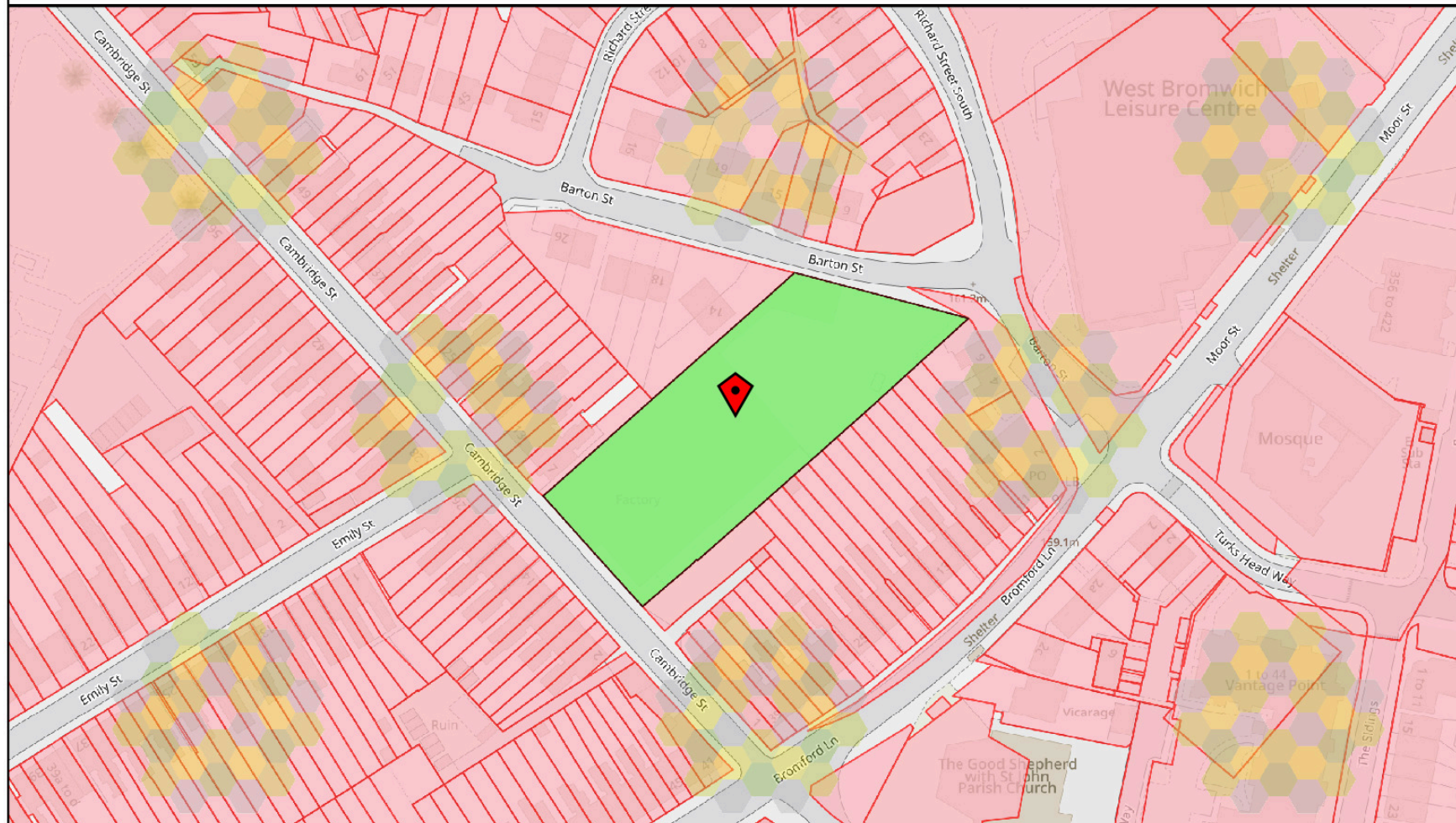












0 5 10 15 20 25 30 35 40 50m

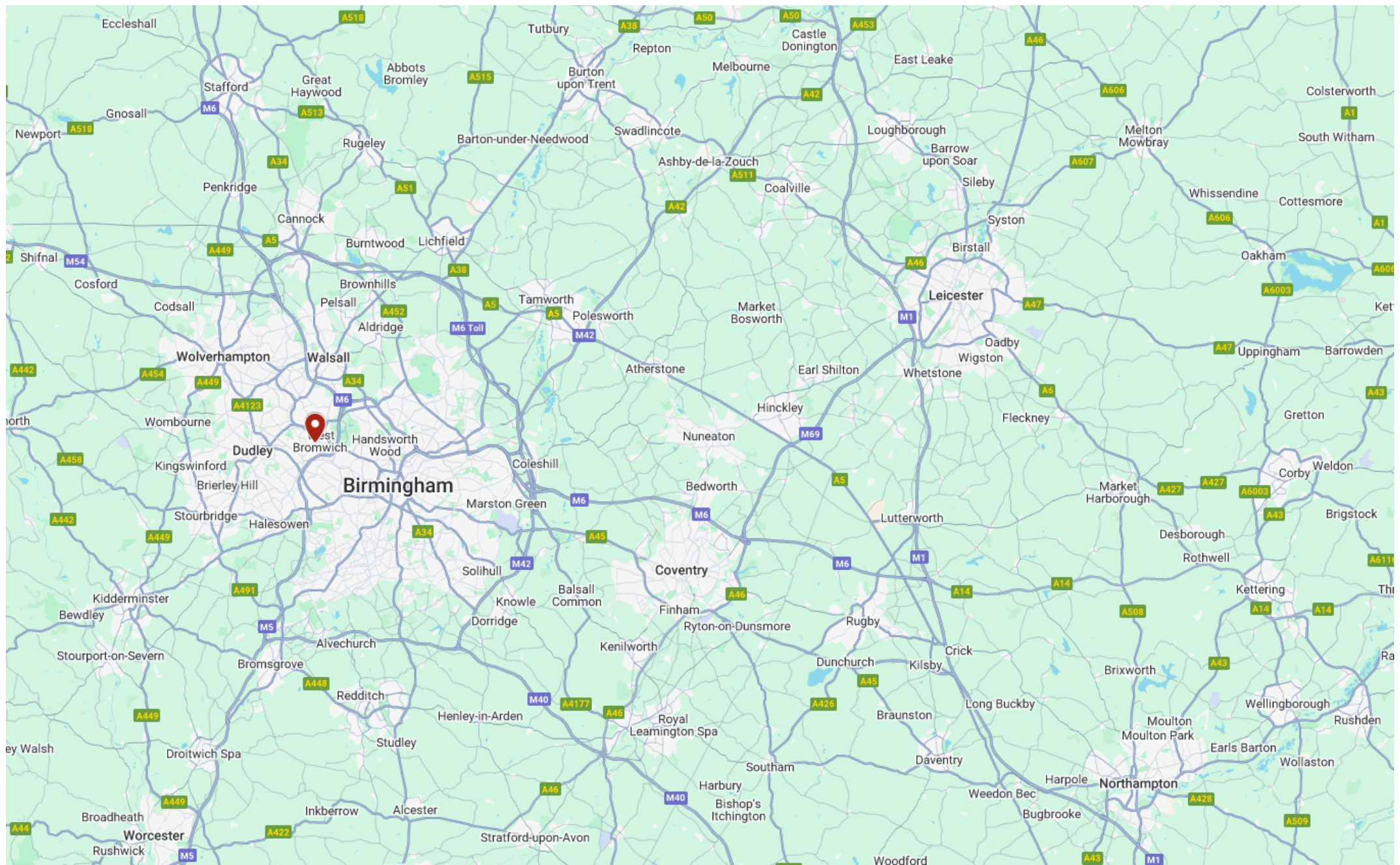
Map scale 1:1250

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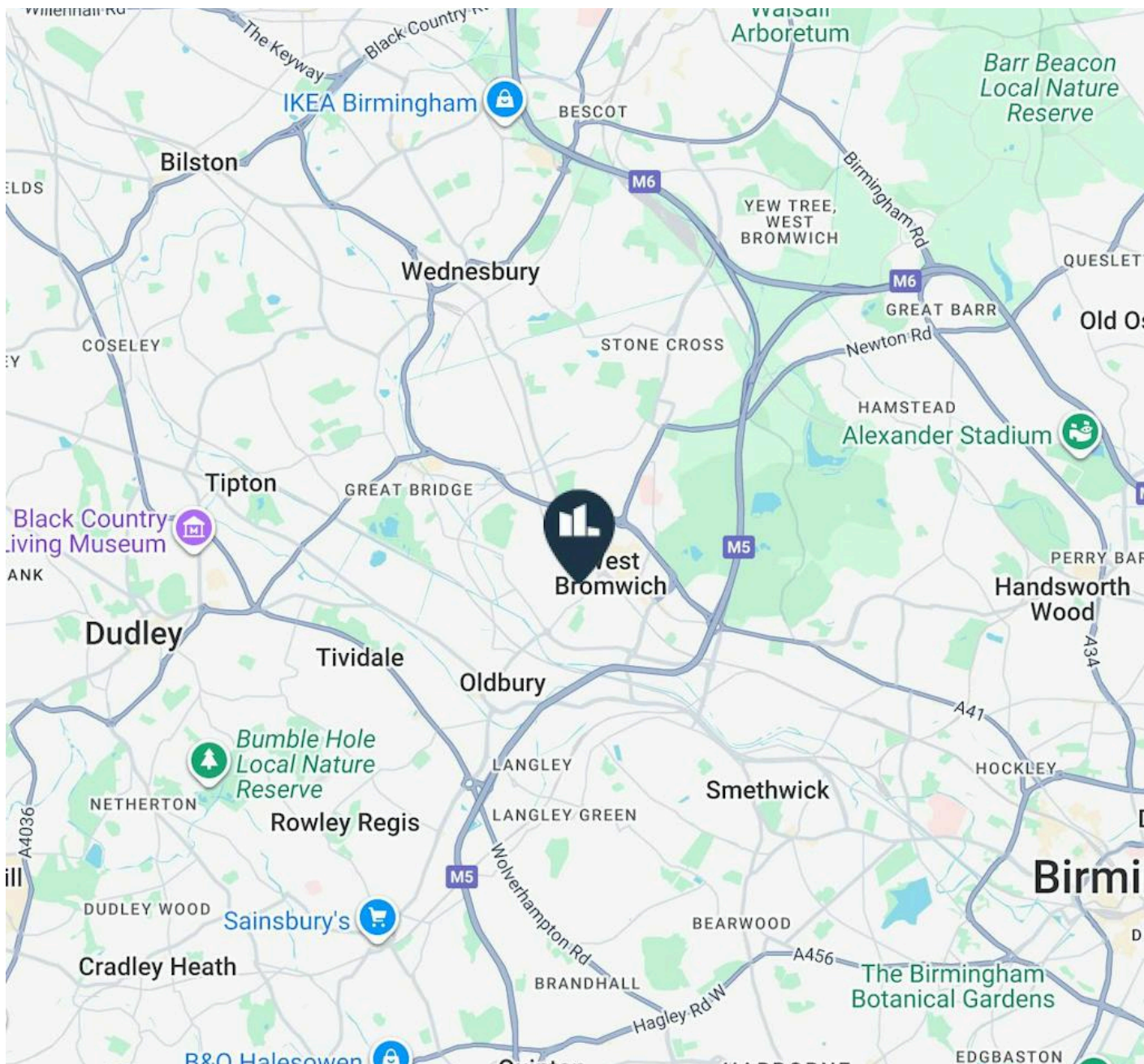
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## Location

West Bromwich is a major suburban town within the Metropolitan Borough of Sandwell, located approximately c.5 miles northwest of Birmingham city centre and c.8 miles southeast of Wolverhampton. The town benefits from excellent connectivity to the wider Midlands region via the M5 motorway (Junction 1) and the A41 Black Country New Road, as well as proximity to the M6 motorway (Junctions 8 and 9). West Bromwich has a population of c.105,000 (2021 Census) and has seen substantial regeneration and inward investment in recent years, most notably the £200 million New Square retail and leisure scheme anchored by Tesco Extra, Next and Primark, together with significant residential development activity.

The property is prominently located on Barton Street within West Bromwich town centre, immediately south of the A41 and within a short walk of West Bromwich Central tram stop, which provides direct connections into Birmingham and Wolverhampton. The surrounding area is a vibrant mix of retail, commercial and residential uses, with nearby occupiers including Tesco Extra, PureGym and a range of local independents. The site benefits from excellent accessibility and strong local amenities, positioning it well for future development and a variety of potential occupier uses.



## Accommodation

The accommodation comprises the following areas:

Name	Building Type	Sq ft	Sq m
Ground - Warehouse	Industrial / Warehouse	15,612	1,450.40
Ancillary - Office	Industrial / Warehouse	1,725	160.26
Building - Ancillary Outbuilding	Industrial / Storage	1,214	112.78
Total		18,551	1,723.44



## DESCRIPTION

Built in 1975, this detached steel portal frame industrial unit has been used as a file store so has had fairly light use but could benefit from refurbishment. The main warehouse has the following specification; a concrete floor, a combination of brick and blockwork and steel profile cladding elevations under a pitched roof with rooflights, a mixture of suspended LED spotlighting, sodium boxes and fluorescent strips and an eaves height of 5.4m going up to an apex of 6.7m. Access is via two primary electrically operated roller shutter doors which open out to the service yard providing dock and level loading with an additional smaller loading door with level access. Externally, the site is fully secured by way of a brick wall with a secure gated entrance. The yard is fully surfaced in tarmacadam.

## EPC

The property is subject to two separate assessments on the main warehouse and the outbuilding, both of which achieve a rating of E. Further details and copies of the certificates are available via the agent.

## TENURE

The property is held freehold under title number SF36794. Title documents are available on request.

## PLANNING

The building is located in the Metropolitan Borough of Sandwell. The property benefits from hours of use consent of 7am - 7pm Monday to Saturday. The building is not listed and does not sit within a conservation area.

## VAT

The property is elected for VAT and will therefore be treated as Transfer of Going Concern.

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## Further Information



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