

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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FORMER ATS EUROMASTER, DUDLEY ROAD, HALESOWEN, B63 3NS

8,196 SQ FT (761.43 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Roadside Trade Counter/ Showroom/ Industrial Premises

- Substantial Detached Industrial/Workshop
- Extensive Open-Plan Workshop
Accommodation Arranged Across Multiple Bays
- Storage, Reception, Office and Staff Facilities
- Generous Internal Working Heights
- Substantial Roller Shutter Loading Doors
- Mezzanine Level
- Car Parking for 6 Vehicles
- Concrete Yard Areas
- Extensive Frontage onto Dudley Road
- Suitable for a Variety of Occupiers- STPP



DESCRIPTION

The property comprises a substantial detached industrial/workshop building of steel-framed construction, with predominantly brick and profile metal clad elevations beneath a pitched roof incorporating translucent rooflights.

Previously occupied as an ATS Euromaster vehicle servicing centre, the premises provide extensive open-plan workshop accommodation arranged across multiple bays, together with ancillary storage, reception, office and staff facilities.

The principal workshop benefits from generous internal working heights, a concrete floor, overhead lighting, steel roof trusses and a series of substantial roller shutter loading doors to the front elevation, providing direct vehicular access from the forecourt. The existing vehicle servicing bays and associated infrastructure could be adapted or removed to suit alternative commercial uses.

A mezzanine level provides useful additional storage, while an integral reception and customer-facing area, together with office and welfare facilities, suits businesses requiring both operational and public-facing accommodation.

Externally, the property benefits from a substantial surfaced forecourt providing parking for approximately six vehicles, together with additional concrete yard areas to the side and rear.

The building's extensive frontage onto Dudley Road, multiple loading doors and flexible internal configuration offer considerable potential for a variety of commercial uses, including trade counter, builders' merchants, showroom, retail warehouse, automotive, storage and distribution- STPP.



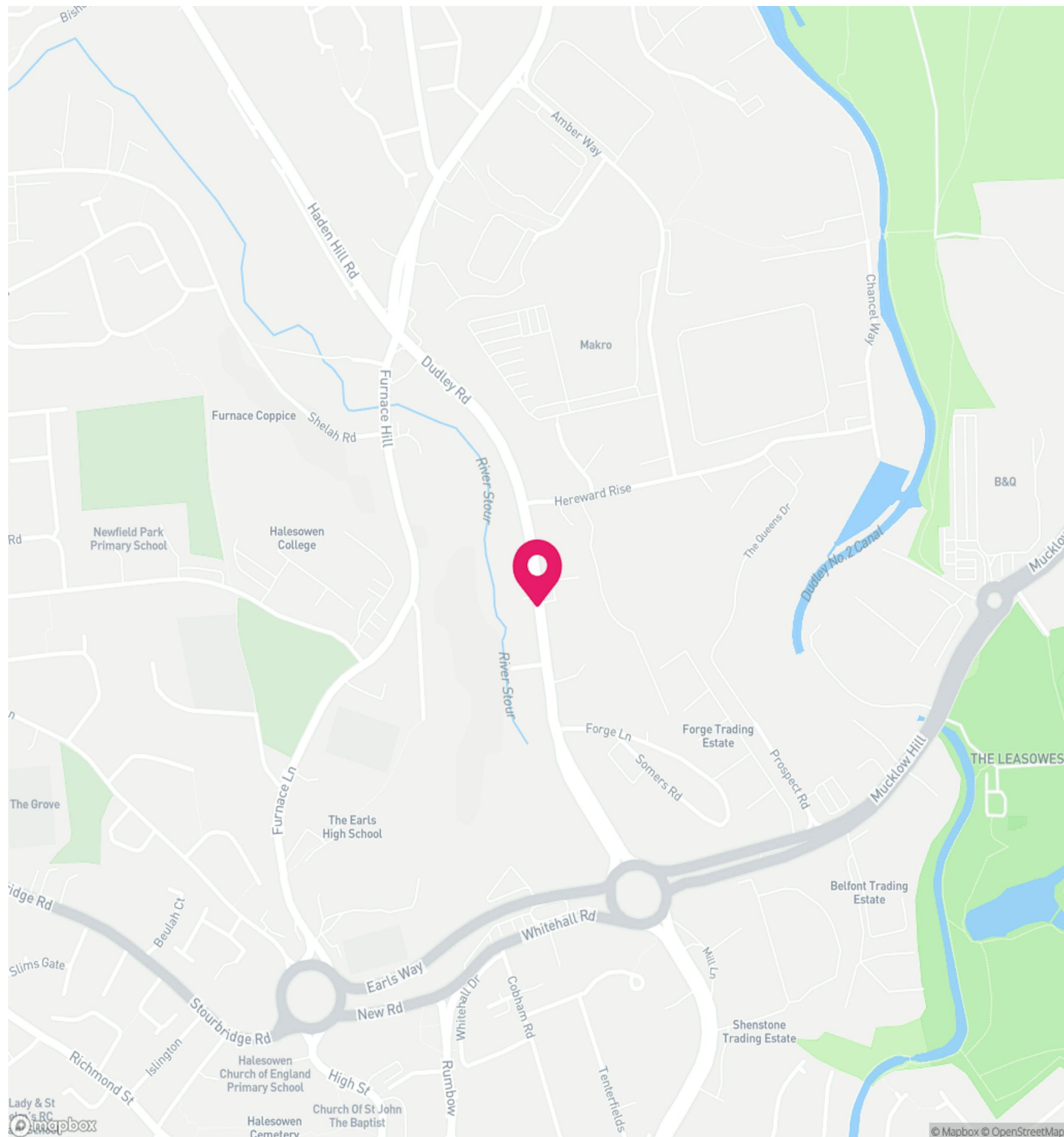
LOCATION

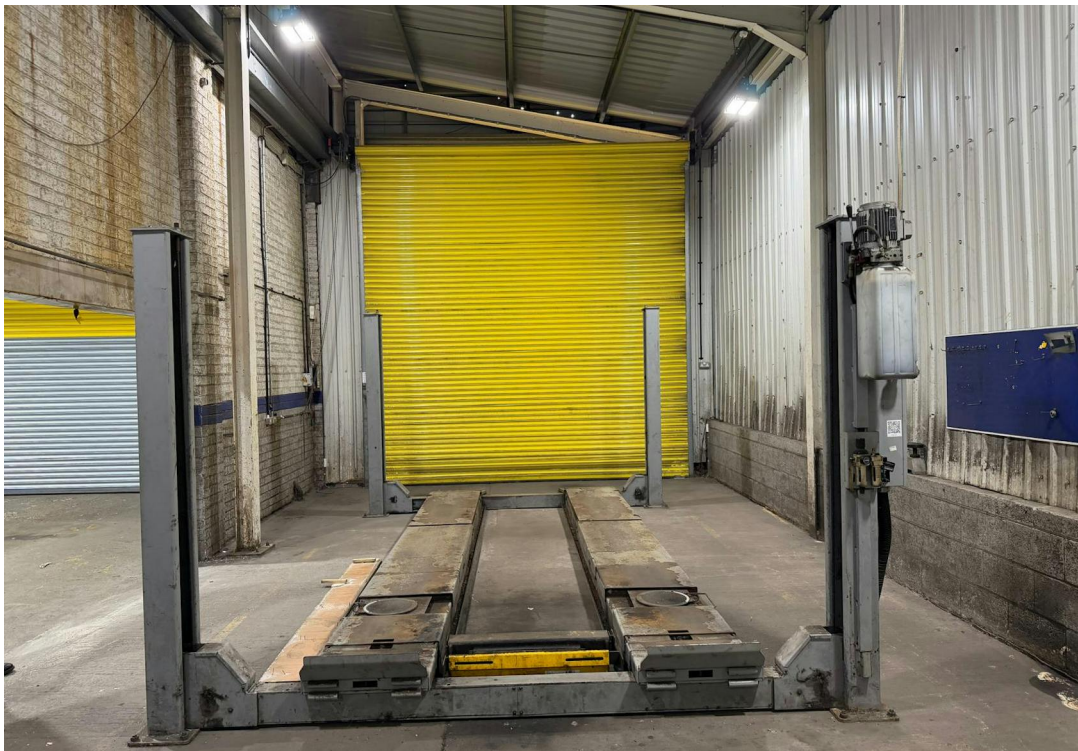
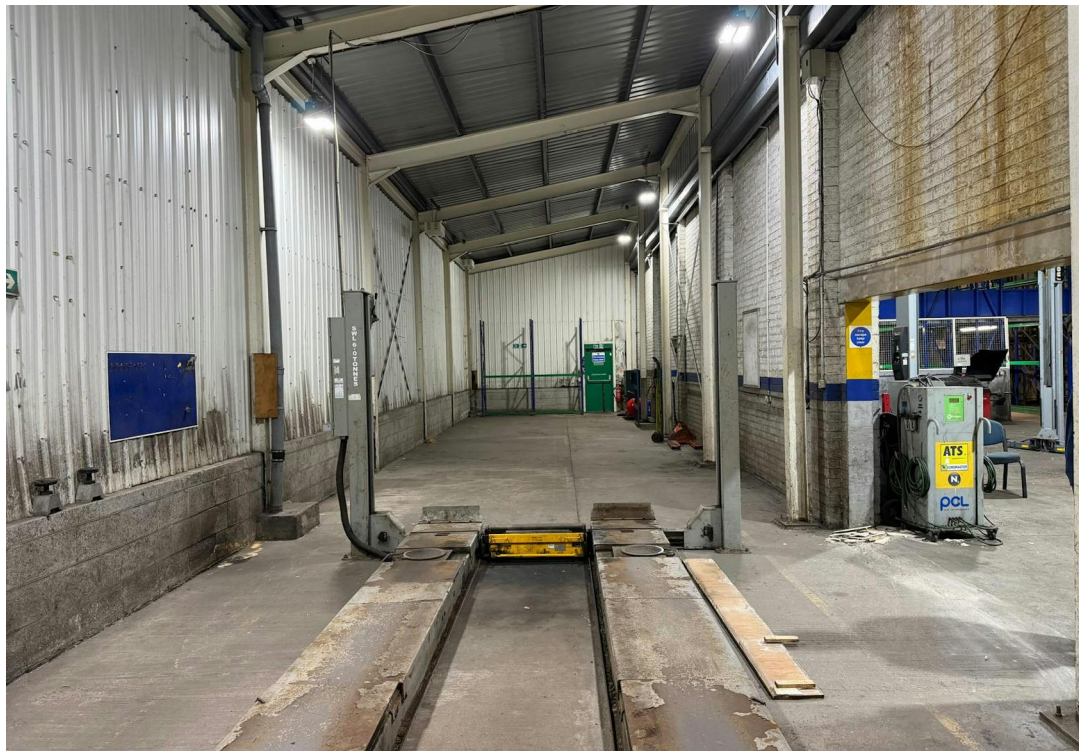
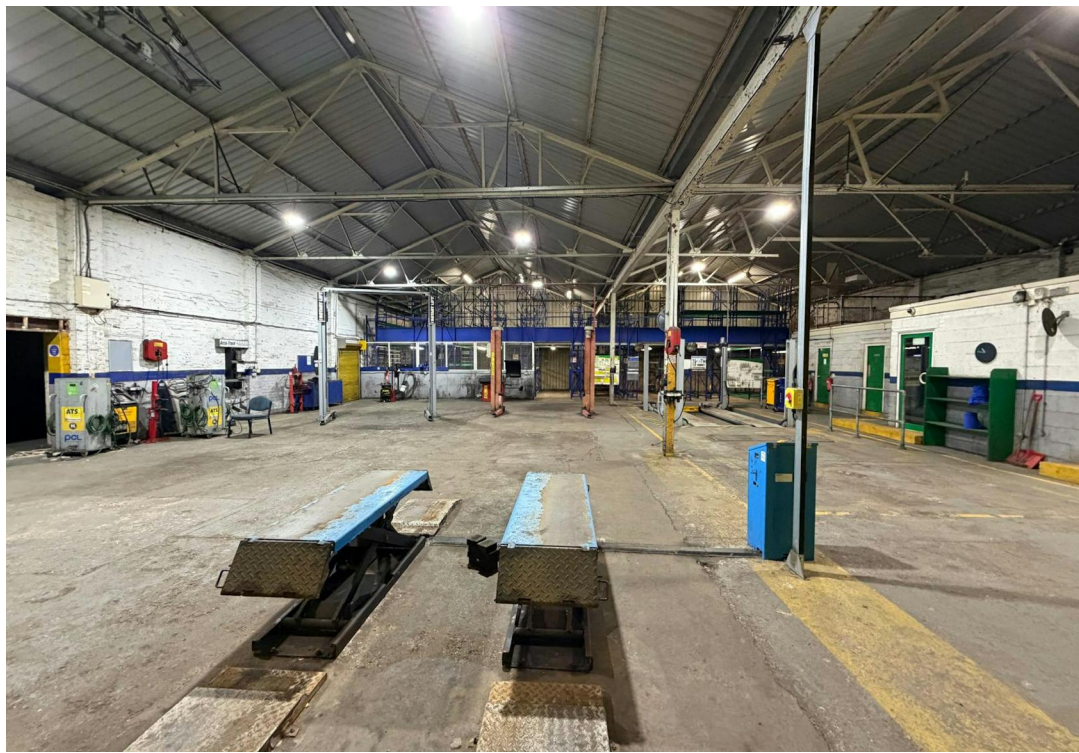
The property occupies a prominent main road position fronting Dudley Road (A459), approximately 900 metres north-east of Halesowen town centre, within an established commercial location comprising a mixture of industrial, trade, retail and automotive occupiers.

Dudley Road forms one of the principal arterial routes serving Halesowen, providing convenient access to the surrounding areas of Old Hill, Cradley Heath, Rowley Regis and the wider Black Country conurbation.

The property benefits from excellent connectivity to the regional motorway network, with Junction 3 of the M5 motorway situated approximately 2 miles to the east, providing access to Birmingham, Worcester and the wider Midlands motorway network.

The prominent roadside position, substantial frontage and established commercial surroundings make the property particularly attractive to occupiers requiring a combination of operational accommodation, customer accessibility and passing trade.





ACCOMMODATION

The property provides approximately 8,196 sq ft (761.4 sq m) of accommodation, understood to comprise:

- Principal workshop / industrial accommodation
- Ancillary ground floor storage
- Integral reception and customer area
- Office and staff welfare facilities
- Mezzanine storage accommodation

SERVICES

Mains electricity, water and drainage are understood to be available to the property, although prospective occupiers should satisfy themselves as to the availability, capacity and suitability of all services for their intended use.

PLANNING

The property was most recently occupied as a motor vehicle servicing and repair centre.

Given its prominent roadside location, substantial frontage and flexible internal configuration, the premises may lend themselves to a variety of alternative commercial uses, including trade counter, showroom, retail warehouse and general industrial accommodation.

All alternative uses would be subject to obtaining any necessary planning permissions, and interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council regarding their proposed occupation.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is to be confirmed and can be made available upon request.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL FEES

Each party to bear their own costs

RENT

£85,000 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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