

DEVELOPMENT, INDUSTRIAL, LAND, WAREHOUSE | FOR SALE

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CASTALLOY EUROPE LTD, HEATH ROAD, WEDNESBURY, WS10 8LP

37,130 SQ FT (3,449.49 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Substantial Industrial Premises on Two Acres with Road Frontage and Development Potential - STPP

- Substantial Site and Premises
 - Arranged over Three Main Buildings
 - Large Frontage to Heath Road
 - 37,130 ft² of Built Accommodation
 - Site Area of 2.046 Acres
 - Freehold
 - Offers in excess of £1.95m
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DESCRIPTION

The property comprises three principal detached buildings set within a substantial hard-surfaced site, benefitting from extensive frontage to Heath Road and a secondary access along the left side when approached from the main entrance. The first two buildings are long-established industrial facilities from differing eras. The earliest, the Precast Works, dates from the early 1900s and is arranged in three long bays. It features a steel frame with solid concrete flooring, brick elevations and a steel-truss rafter roof with a combination of replacement steel sheeting and slate tiles. An attached gatehouse provides welfare accommodation, including kitchen and WC facilities, plus dedicated site-security offices.

The second industrial building, the Aftercast Works, is believed to have been constructed in the 1950s and offers a more modern steel-frame, truss-roof design with solid concrete flooring. Its elevations combine brickwork with sheet cladding above, surmounted by a covered sheet-panel roof. A later extension provides additional staff welfare amenities, including kitchen and WC facilities. Both the Precast and Aftercast Works benefit from operational overhead travelling cranes, enhancing suitability for heavy industrial use.

The third principal structure is a two-storey office building fronting Heath Road, of traditional brick construction on a reinforced concrete frame with a flat roof. Several smaller ancillary buildings sit around the main structures. The entire site is securely fenced, with extensive hard-surfaced yard areas offering circulation space and on-site parking.

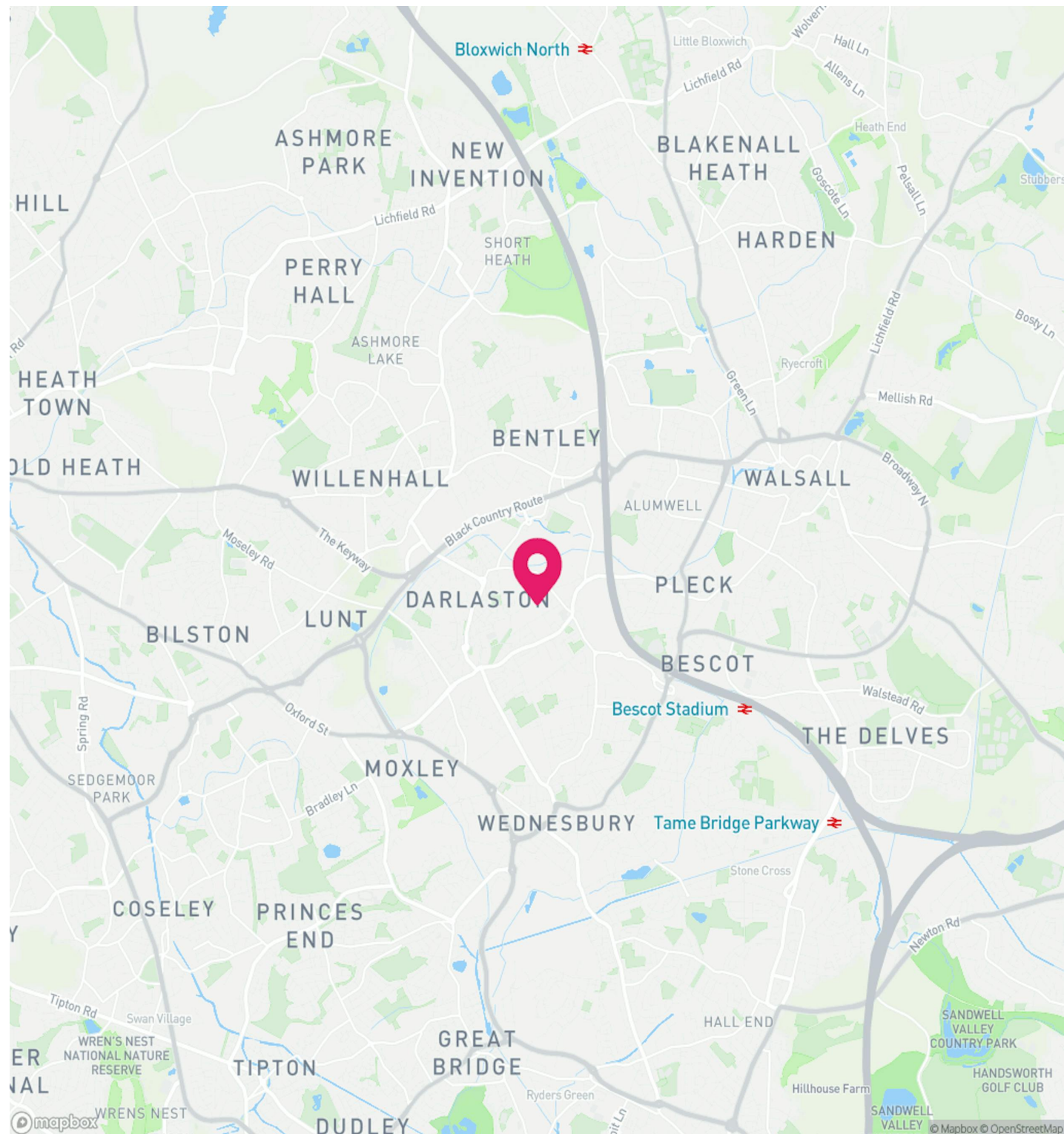


LOCATION

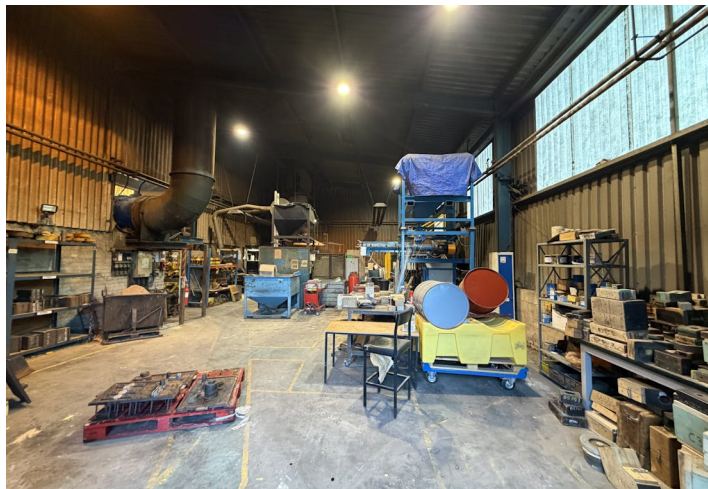
Heath Road, Wednesbury is strategically located within the heart of the West Midlands industrial corridor, offering immediate access to the A41 Black Country Route and excellent connectivity to the national motorway network, with Junction 10 of the M6 situated less than two miles away.

This prime position provides fast and efficient road links to major regional centres, including Wolverhampton approximately 5 miles away, Dudley around 7 miles, and Birmingham city centre roughly 12 miles to the southeast.

The area is well supported by local public transport, notably the West Midlands Metro, with Wednesbury Parkway and Wednesbury Great Western Street tram stops offering frequent services to both Birmingham and Wolverhampton.







AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Office Building	5,625	522.58	Available
Unit - Precast Works	19,231	1,786.62	Available
Unit - Aftercast Works	12,274	1,140.29	Available
Total	37,130	3,449.49	

SERVICE CHARGE

n/a

RATEABLE VALUE

£115,000. Based on 2023 valuation

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £1,950,000 for the freehold interest, subject to contract.

EPC

D (84)

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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