



FOR SALE



MEADOWDALE WORKS | DIMMINDALE | WILLENHALL | WV13 2BE

Freehold Industrial Unit Approximately 15, 763 sqft (1,464.4 sqm)

Summary

- Industrial unit with offices approximately 15,763 sqft (1,464.4 sqm)
- Located in very close proximity to Willenhall Town Centre and the A454 which connects to J10 of the M6 motorway.
- Recently refurbished to a modern standard
- Large car parking area at the front of the property
- A mix of industrial, warehouse and office accommodation
- Secure site with an entrance barrier



Location

The property is located just off the B4464 New Road, and is approximately 0.2 miles from Willenhall Town Centre. The premises is located within 3 miles of Junction 10 of the M6 providing excellent connections with surrounding areas.

The main A454 into Wolverhampton City Centre is approximately 1.6 miles from the premises.

The property is in the vicinity of many local amenities including a Lidl supermarket, Poundland and Lloyds Bank.

Description

The property comprises of 3 separate buildings, which comprises of a mix of industrial, warehousing, storage and offices.

The property benefits from a large car parking area at the front and the entrance to the premises is controlled by a secure barrier.

The unit has been recently refurbished to a high and modern standard and benefits to a loading / unloading area to the front of the property.

Accommodation

	Sqft	Sqm
Building 1		
Zone 1 (Offices & Boardroom)	679.96	126.34
Zone 1 (Production & Reception)	1,344.41	124.90
Zone 3 (Warehouse)	1,493.60	138.76
Zone 2 (Loading Bay)	629.69	58.50
Zone 2 (Alley)	223.89	20.80
Total:	5,051.50	469.30
Building 2		
Zone 2	1,157.12	107.50
Zone 4 (Production Area)	4,019.24	373.40
Zone 4 (Office & Canteen etc)	1,205.99	112.05
Zone 3	3,547.25	329.55
Total:	9,929.71	922.50
Annex	781.89	72.64
Total	15,763.1	1,464.4

Services (Not Checked or Tested)

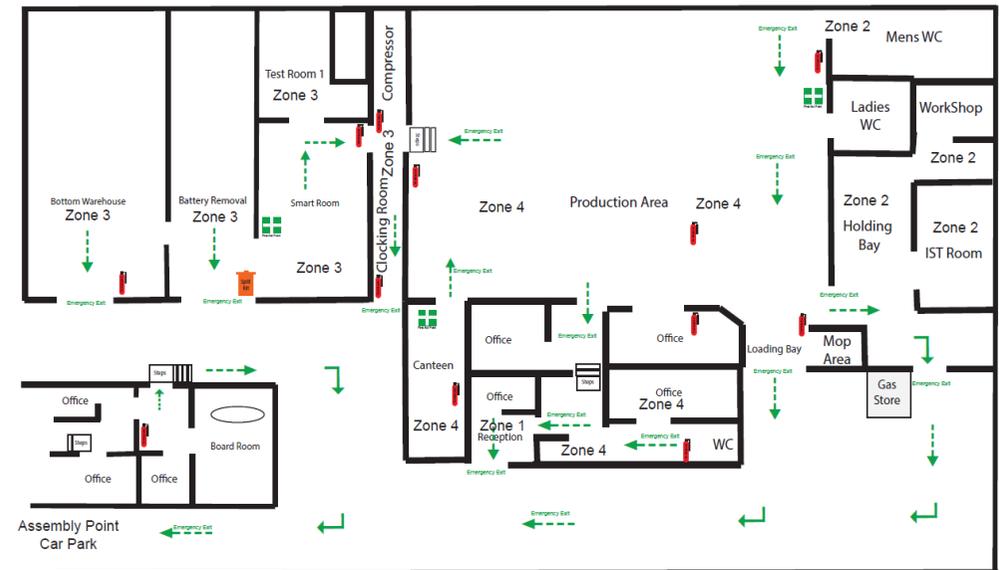
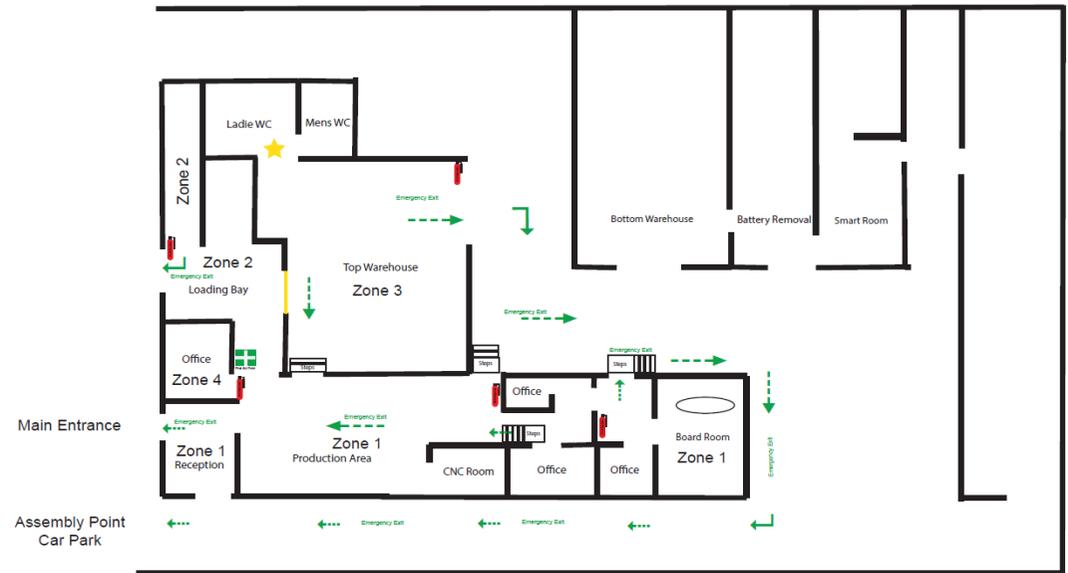
We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

The Freehold of the property is available, with vacant possession upon completion.

Price

Price on Application. Please contact the Agent for further information.



Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located in within Walsall Metropolitan Borough Council.

Legal Costs

Each party will be responsible for their own legal costs incurred.

VAT

All costs / prices are exclusive of, but subject to, VAT if applicable. The vendor has elected to charge VAT on the sale.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

Date: 8th April 2019

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

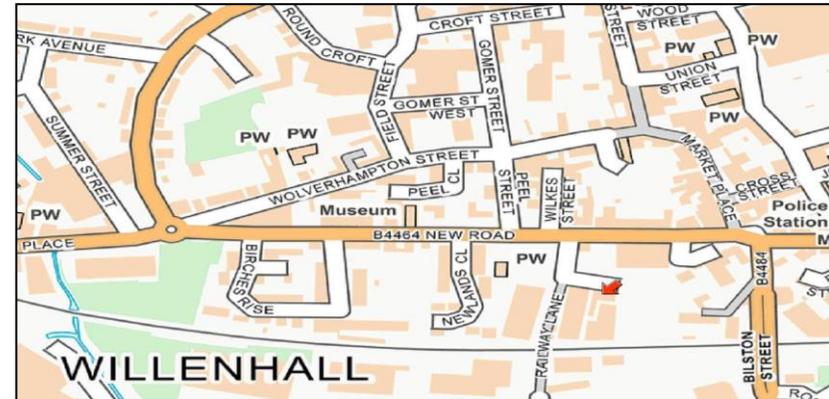
Description – Factory and Premises

Rateable Value – £27,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Energy Performance Certificate (EPC)

Rating: An EPC has been commissioned and will be available shortly.



For Reference purpose only
Scale: Not to Scale
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Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Consumer Protection from Unfair Trading Regulations 2008

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