

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Albion Works, Anchor Lane, Bilston WV14 9NE

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
2,808 sq ft on 0.27 acres

Purchase Price
325,000

Popular location

1/4 mile off Birmingham New Road (A4123)
and Black Country Route (A463).

Sizeable yard to rear.

Location

Located on Anchor Lane with direct access to Birmingham New Road (A4123) and Black Country Route (A463).

Description

Semi-detached single storey workshop with offices. Elevations mixture of full height brick and dwarf brick and corrugated asbestos. Pitched corrugated asbestos roof with natural lighting panels at intervals. Concrete floor. Working height circa 3.8m. Vehicular access off Anchor Lane by roller shutter door. 2 No. stores to rear. Offices and toilets - brick built with a mono pitch corrugated asbestos roof.

Fenced and part surfaced gated yard to rear accessed off Meadow Lane.

Total Approx. Area of Buildings

Offices	302 sq.ft.
Works	2,447 sq.ft.
Rear Stores	59 sq.ft.

Total	2,808 sq.ft.
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Site Area

Circa 0.27 acres.

Tenure

Understood to be of Freehold tenure.

Purchase Price

£325,000.

Rating Assessment

Rateable Value: £16,000.

U.B.R. 48p in the £ (2026/2027).

Services

All mains services are connected.

V.A.T.

V.A.T. is not payable on the purchase price.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale.

Energy Performance Certificate

To be confirmed.

Viewing

Strictly by appointment with the Sole Agents - Sellers Chartered Surveyors - 01384 456789.

Mark Shephard - 07764 269 801
markshephard@sellers-surveyors.co.uk

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