

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



Dudley Road, Brierley Hill DY5 1LH

## FOR SALE

### OFFICES

**Size**  
27,999 sq ft on 1.44 acres

**Purchase Price**  
Offers in excess of £2,000,000

Low site coverage  
Potential to extend/erect new buildings  
(Subject to Planning)  
Ample on-site car parking  
Prominent position to the busy A4101  
Rare opportunity to purchase a substantial  
freehold property  
Adjoins the Waterfront Business Park  
Suitable for a number of uses (Subject to  
Planning)

## Location

The property is prominently located on Dudley Road Brierley Hill, within close proximity of The Waterfront office/leisure development and the Merry Hill Shopping Centre.

The property is within 200 yds of Brierley Hill Town Centre and 2 miles of Dudley Town Centre. Junction 2 of the M5 at Oldbury is within 6 miles.

## Description

The property comprises a detached two storey office building and adjoining two bay warehouse.

The two storey offices comprises a range of private and open plan rooms with kitchen/toilet facilities and benefit from carpeting, air conditioning to part and aluminium powder coated windows.

The two warehouse bays are of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by two pitched metal profiled sheeted roofs incorporating filon roof lights. Height to underside of haunch 7.5m approx. Internally, the bays have been partitioned to create additional offices including a canteen/rest room.

The bays incorporate mezzanine floors which provide office and storage space.

An open sided canopy adjoins the rear warehouse.

There is a tarmacadam surfaced car park to the front of the property along with concrete surfaced yard/parking space to the side/rear of the property. The landscaped site has 80 approx. marked car parking spaces.

## Accommodation (Gross Internal Area) approx.

Two storey offices	15,365	1,427.97
Link	268	24.88
Warehouse Bay No. 1	3,651	339.32
First floor mezzanine offices	3,651	339.32
Warehouse Bay No. 2	3,602	334.76
First floor mezzanine training area	1,462	135.95
Total approximate Gross	_____	_____
Internal Area (GIA)	27,999	2,602.02
	_____	_____

Canopy - 1,574 sq.ft. (146.30 sq.m.) approx.

## Site Area approx.

1.44 acres (0.583 hectares) approx.

An OS extract showing the assumed site boundaries is downloadable from our website.

## Services

We understand that all mains services are connected.

The two storey offices benefit from gas fired boilers feeding panel radiators.

The first floor mezzanine offices include a warm air ducted heating system.

A 400 kg disabled lift is located to the two storey offices.

Please note the Vendors/Agents have not tested the services/heating systems.

## Rating Assessment

2017 Rateable Value: £104,000.

2023 Rateable Value: £79,000.

U.B.R. - 51.2p in the £(2023/2024)

## Purchase Price

Offers in excess of £2,000,000.

## V.A.T.

The purchase price may be subject to V.A.T.

## Fixtures and Fittings

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

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

## Energy Performance Certificate

EPC Rating - C.

## Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

## Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803

Email: [matthewpearcey@sellers-surveyors.co.uk](mailto:matthewpearcey@sellers-surveyors.co.uk)

and

Harris Lamb - 0121 455 9455

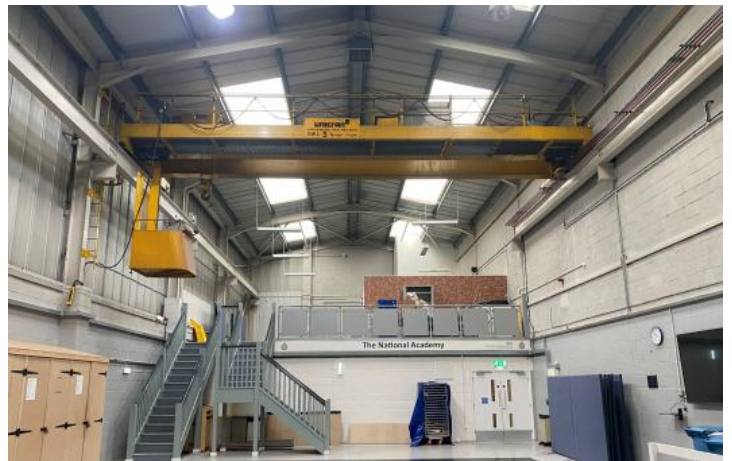
Charles D'Auncey - 07747 897866

Email: [charles.dauncey@harrislamb.com](mailto:charles.dauncey@harrislamb.com)

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.



## Additional Images





## Additional Images





## Additional Images

