



Unit 1 Fens Pool Avenue, Brierley Hill DY5 1QA

## TO LET / FOR SALE

INDUSTRIAL / WAREHOUSE

**Size**  
10,940 sq ft (1,016 sq m)

**Purchase Price**  
Available upon application

**Rent**  
Available upon application

- \* Prominent position to busy road
- \* Ample parking and secure yard

## Location

The property is located on Fens Pool Avenue in the established industrial area of Brierley Hill, within the West Midlands.

The area benefits from strong connectivity, lying close to the A461 and A4036, which provide direct links to Dudley, Stourbridge and the wider Black Country, with the M5 and M6 motorways accessible within a short drive.

Brierley Hill town centre and the Merry Hill Shopping Centre are nearby, offering a wide range of amenities, while the surrounding location is characterised by a mix of industrial, trade counter and commercial occupiers, making it a well-established and sought-after business destination.

## Description

The property comprises a high-bay, clear-span warehouse with generous eaves height, incorporating under-mezzanine storage and integral office accommodation, including offices, kitchens/breakout areas and ample toilet facilities, all well positioned to support operational needs and overlooking the warehouse.

The total site area, including the warehouse, extends to approximately 0.60 acres, with externally ample allocated parking and a large secure yard to the rear, accessed via a roller shutter door or vehicular palisade gate.

The property benefits from excellent yard and parking provisions suitable for HGV access and circulation, with multiple loading doors facilitating efficient goods movement, making it ideal for storage, manufacturing, or distribution uses.

## Accommodation (Gross Internal Area) approx.

10,940 sq.ft (1,016 sq.m)

## Rating Assessment

2023 Rateable Value - £9,700.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £11,250

UBR - 48p in the £ (2026/27)

## Tenure

The premises are to be sold on a freehold basis or to be let by way of a new lease on terms to be agreed.

## Rent/Price

The quoting rent / price is available upon application.

## V.A.T.

All figures quoted are exclusive of VAT.

## Energy Performance Certificate

Available upon request.

## 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 by prior appointment via the joint agents:

### SELLERS

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# Additional Images



