

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



Unit 26C Thornleigh Trading Estate, Blowers Green, Dudley DY2 8UB

## FOR SALE

INDUSTRIAL / WAREHOUSE

**Size**  
4,022 sq ft (374 sq m)

**Purchase Price**  
£375,000

Includes Offices

Popular Estate

Close to the A461 Dudley

Southern By Pass

## Location

The property is located on the Thornleigh Trading Estate which is accessible via the A458 Blowers Green and A461 Dudley Southern By-pass. Junction 2 of the M5 is within 5 miles.

## Description

The unit has brick/blockwork walls with the external elevations clad with profiled metal sheeting and is surmounted by a pitched, timber roof clad with profiled metal sheeting. Height to eaves 3.06m (10') - 3.79m (12'5") approx. Access is via a roller shutter door.

The unit includes inset single storey offices of blockwork construction. The accommodation comprises an office, kitchen and toilet and benefits from a tiled floor.

Car parking is available to the front of the unit.

## Accommodation (Gross Internal Area) approx.

4,022 sq.ft. (373.79 sq.m.) approx.

## Services

All mains services, except gas are connected. Electricity is purchased direct from the estate.

## Purchase Price

£375,000.

## V.A.T.

V.A.T. will be levied on the purchase price.

## Rating Assessment

Rateable Value: £13,500.

U.B.R. 54.6p in the £ (2024/25)

## Service Charge

The sale contract will incorporate a service charge provision to cover the repair/maintenance of all common

areas etc.

## 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

EPC Rating - C.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

## Additional Images

