



Unit B2 Dudley Central Trading Estate, Shaw Road, Dudley DY2

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
2,900 sq ft (269 sq m)

Purchase Price
£240,000

Freehold Unit

Popular Estate

Close to the Dudley Southern

By Pass (A461)

Location

The premises are located on the Dudley Central Trading Estate. Dudley Town Centre is located within one mile. The A461 Dudley Southern By Pass is within half a mile. The Motorway network is accessible via Junction 2 of the M5 at Oldbury.

Description

Of steel framed construction with brick/blockwork walls surmounted by a "North light" pitched roof with wire glazed lighting panels. Height to eaves 13'11" (4.24m) approx. The front elevation is clad with profiled metal sheeting. Access is via a roller shutter door. Internal offices and a toilet are included

Parking is available to the front of the unit.

Accommodation (Gross Internal Area) approx.

2,900 sq.ft. (269.52 sq.m.) Gross Internal Area approx.

Services

All mains services, except gas, are connected.

Rating Assessment

Rateable Value - to be separately assessed.

U.B.R 51.2p in the £(2023/2024)

Purchase Price

£240,000.

V.A.T.

V.A.T. will be levied 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

EPC rating - E.

Viewing

Strictly via the Sole Agents

Sellers Chartered Surveyors
Canalside
9A Narrowboat Way
Dudley
West Midlands
DY2 0XQ

Contact: Matthew Pearcey
07764 269803
01384 456789
matthewpearcey@sellers-surveyors.co.uk

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