



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET /
FOR SALE**

INDUSTRIAL/WAREHOUSE

**32,075 sq ft
(2,979 sq m)**

DUDLEY ROAD, HALESOWEN, B63 3NR



- ◆ Includes office accommodation.
- ◆ All offices are Air Conditioned.
- ◆ Extremely prominent location
- ◆ Gates site.
- ◆ On site parking.
- ◆ Situated approx 1.2 miles from Halesowen Town Centre.
- ◆ EV Charger available.

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LOCATION

The property is situated in a prominent location on the Dudley Road (A459) in Halesowen.

The property is within 1.2 miles of Halesowen Town Centre and 8.5 miles of Birmingham City Centre.

Junction 3 of the M5 is approximately 2.2 miles, linking the West Midlands and wider motorway network.

DESCRIPTION

The property comprises a detached industrial/warehouse unit of steel portal frame construction with profile steel clad elevations beneath a shallow pitched roof incorporating roof lights.

The ground floor entrance and offices are brick built and offer office space, canteen and toilet accommodation. All offices are Air Conditioned'.

The warehouse space has been refurbished and benefits from brand-new LED lighting. The property has recently been overclad, and new EV charging points will be installed to the front of the unit.

Vehicular access is provided via roller shutter door to the front elevation.

Forecourt and parking available.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Warehouse	27,215	2,528.34
Ground Floor	3,534	328.32
First Floor	1,326	123.18
Total	32,075	2,979.84

SERVICES

We are advised that mains water, drainage and electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

TENURE

We are advised that the property is available on a freehold or leasehold basis.

RENTAL PRICE

£152,500 pax.

PURCHASE PRICE

£1.9M

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £67,500

Rates Payable: £36,855 (April 2025/26)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been carried out on this property. The property has been awarded a Grade E.

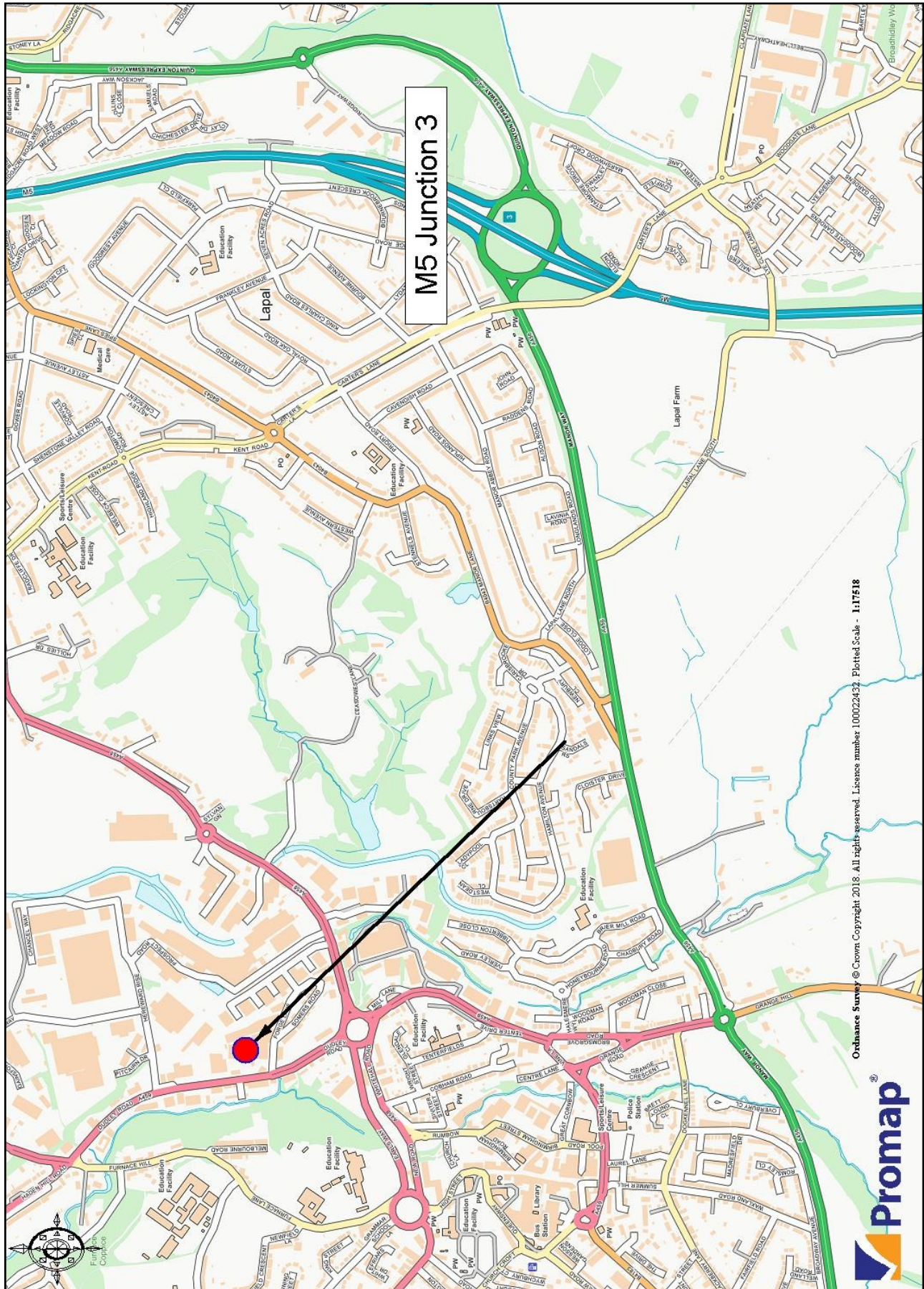
WEBSITE

Photography and further information is available at bulleys.co.uk/dudleyrd

VIEWING

Strictly by the prior appointment with the sole agents Bulleys at their Oldbury Office on 0121 544 2121.

Details amended 07/2026.



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IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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