



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**INDUSTRIAL WORKSHOP/
WAREHOUSE UNIT**

**754 sq ft
(70 sq m)**



**UNIT 2 BLOCK A7 COOMBSWOOD WAY,
HALESOWEN, B62 8BH**



- ♦ Modern mid terrace unit in popular industrial area.
- ♦ Allocated on-site parking.
- ♦ Attractive business park environment.
- ♦ M5 Junction 3 approximately 2 miles distant.

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LOCATION

The property is located on the Coombswood Business Park just off Coombswood Way. The Business Park is accessed via the A4099 Coombs Road which leads to the A459 Dudley Road, which connects directly with the Black Country Conurbation, in turn linking onto the A456. Junction 3 of the M5 Motorway is approximately 2 miles distant, which provides good access to the local and national motorway networks.

DESCRIPTION

Unit 2 Block A7 is a mid-terrace industrial workshop/warehouse unit being constructed of part brick, part block elevations beneath a pitched sheet metal roof incorporating intermittent translucent roof lights and having a concrete floor. The property is lit by fluorescent strip lights and benefits from a 3-phase electricity, a gas supply and a security alarm system. The minimum eaves height is approximately 10'3" (3.16m) rising to approximately 11'8" (3.6m). Access to the premises is via the pedestrian double access door to the front elevation, and there is an open plan office to the rear which is carpeted and has perimeter trunking. WC facilities and a kitchenette is provided at the front of the unit.

ACCOMMODATION

	Sq ft	Sq m
Unit 2	754	70

OUTSIDE

The property benefits from 3 allocated parking spaces, which are located in front of the subject property and also on the car park opposite.

TENURE

We advised that the property is held on a long leasehold basis on a 999 year lease from 1st March 2025. The property would be sold with vacant possession upon completion.

PURCHASE PRICE

£132,000 subject to contract.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

RATES

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

Rateable Value:	£6,900
Rates Payable:	£3,443.10 (2025/26)

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted do not include VAT which **is** payable at the current prevailing rate.

PLANNING

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

EPC

An EPC has been carried out on this property and has been awarded a grade 123 E

WEBSITE

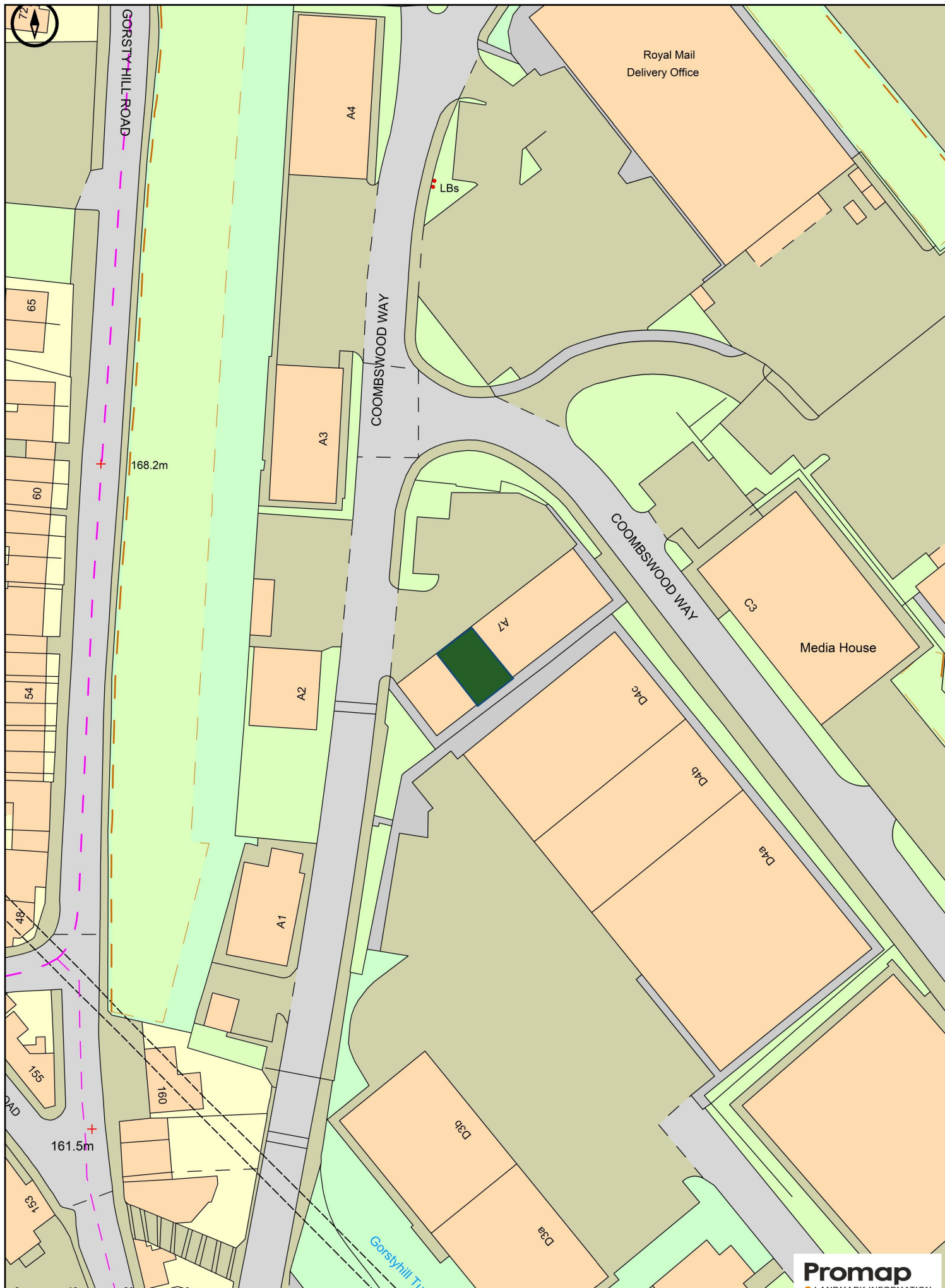
Photography and further information is available at bulleys.co.uk/2a7coombswood

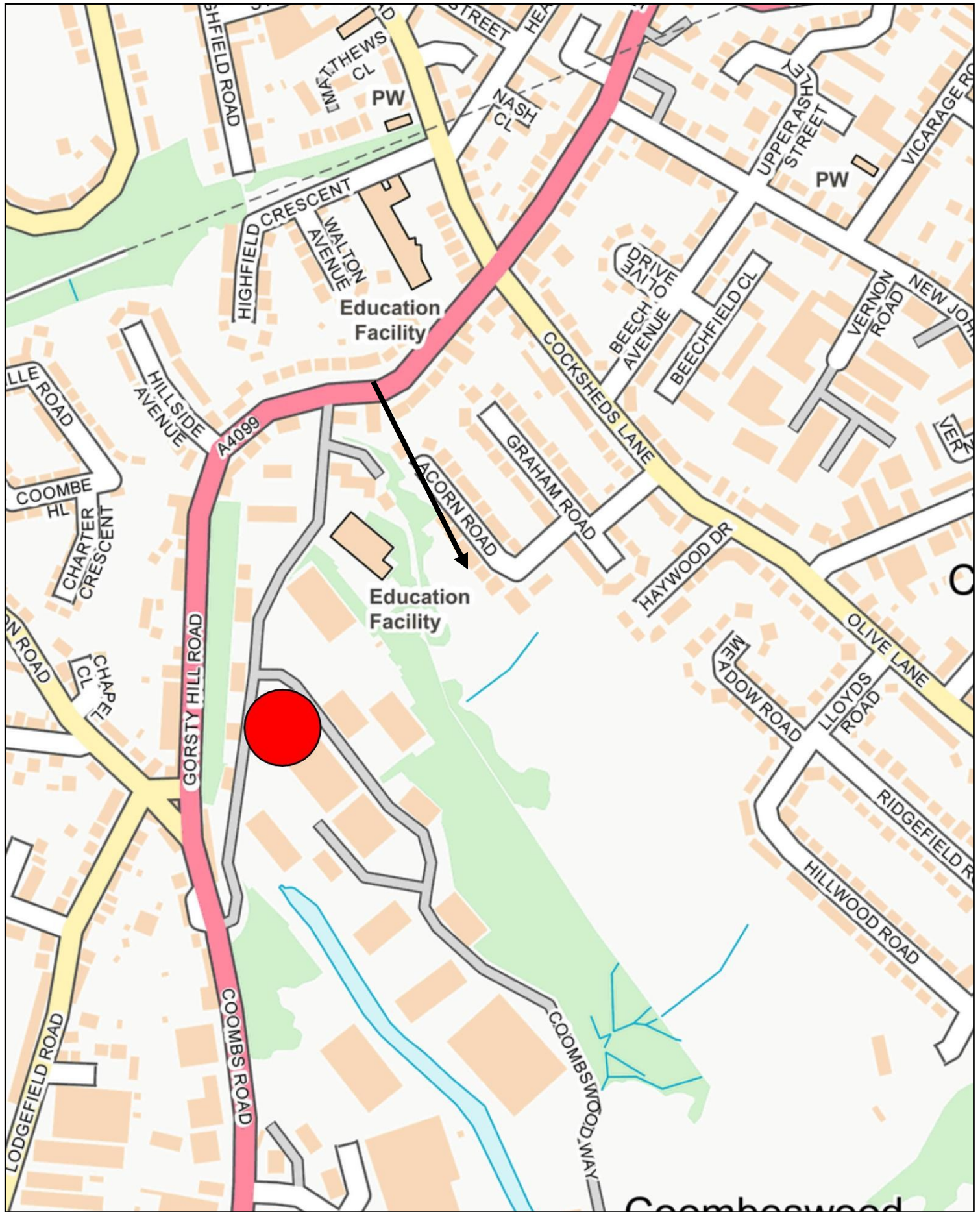
What3words: [hope.feel.photos](#)

VIEWING

Strictly by prior appointment with the sole agent, Bulleys at their Oldbury office on 0121 544 2121.

Details prepared: 02/2026





IMPORTANT NOTICE

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

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.