



THE COMMERCIAL PROPERTY SPECIALISTS

**FOR
SALE**

INDUSTRIAL/WAREHOUSE UNIT

**7,448 sq ft
(692 sq m)**

UNIT 15 BARNFIELD ROAD, TIPTON, DY4 9DF



- ◆ Established industrial location.
- ◆ Fenced and gated yard/parking area.
- ◆ Junction 2 of M5 approximately 4.5 miles distant.
- ◆ On-street parking also available.
- ◆ Junction 9 of M6 approximately 5 miles distant.

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LOCATION

The unit is located on the corner of Barnfield Road and Speed Road, which is located just off the A4037 Bloomfield Road. Tipton town centre is approximately 1 mile distant. Junction 2 of the M5 motorway lies approximately 4.5 miles away with Junction 9 of the M6 motorway being approximately 5 miles distant, both of which provide access to the local and national motorway networks.

DESCRIPTION

The property provides a 2 bay warehouse with a two storey office block to the front. The property is constructed of a mixture of brick and corrugated sheet elevations beneath a pitched corrugated and insulated roof incorporating translucent roof light and having concrete floors. Fluorescent strip lighting is provided. Bay one incorporates works WC facilities, kitchenette and locker room and has a minimum eaves height of approximately 10'10" (3.3m) rising to approximately 20'6" (6.2m). Vehicular access is provided via a roller shutter door to the rear and there is pedestrian access through to the second bay. Bay two incorporates a works offices of blockwork construction with a flat roof. The minimum eaves height is approximately 18'8" (5.6m) rising to approximately 29'1" (8.8m). Vehicular access is provided by a roller shutter door and there is separate pedestrian access from the rear. A fire exit door leads out to a small triangular fenced and gated yard area.

The two-storey office block to the front of the property consists of ground floor reception area, male and female WC facilities, kitchenette, office, and stairs leading to the first floor which houses two further offices/meeting rooms.

ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Unit 15	7,448	692

OUTSIDE

To the front of the property is a fenced and gated yard/parking area with on-street parking also available.

To the rear is vehicular access to the warehouse and a yard area.

PURCHASE PRICE

£650,000 subject to contract.

PLANNING

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

TENURE

We are advised by the Vendor that the property is to be sold Freehold with vacant possession upon completion.

RATES

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

Rateable Value:	£32,500
Rates Payable:	£16,217.50 (April 25-26)

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

VAT

All figures quoted do not include VAT which is payable on the purchase price, at the current prevailing rate.

EPC

An EPC has been carried out on this property and it has been awarded a grade 40 B.

WEBSITE

Photography and further information is available at bulleys.co.uk/15barnfield

VIEWING

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

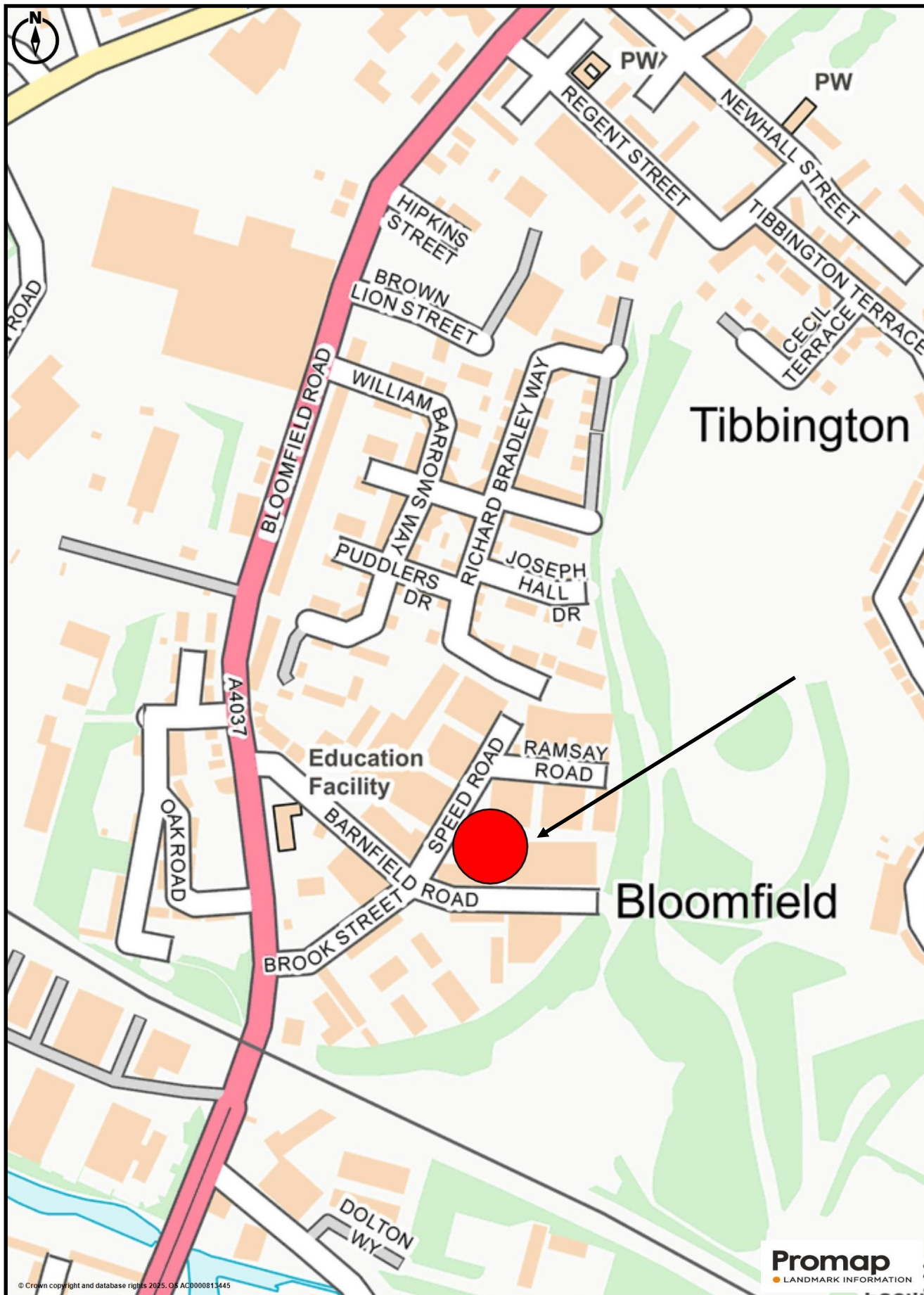
Details prepared 05/2025





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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IMPORTANT NOTICE

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