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FOR SALE

INDUSTRIAL UNIT

MEADOWDALE WORKS
DIMMINSDALE
WILLENHALL
WV13 2BE

14,790 sq ft (1,374 sq m)

Within 3 miles of Junction 10 M6.

Roller shutter access.

Offices and self-contained car park.

bulleys.co.uk/meadowdale



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford
01952 292233

01902 713333

Oldbury
0121 544 2121

View more at bulleys.co.uk

LOCATION

The property is situated on Dimminsdale situated just off New Road just off B4464 New Road, Willenhall. Willenhall Town Centre is in close proximity with the entrance to Aldi at the end of Dimminsdale itself. Junction 10 of the M6 lies approximately 3 miles to the east.

DESCRIPTION

The property comprises of a mixture of styles and construction. There are a number of storage/warehousing areas and also well appointed office and ancillary accommodation. The premises also benefits from a large car parking area to the front which is secured by a controlled entrance barrier.

The property benefits from good local amenities including Lidl supermarket within approximately 20m of the premises and all the transport facilities that Willenhall Town Centre has to offer.

ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Unit	14,970	1,374

OUTSIDE

Forecourt servicing and parking. Externally is a loading and unloading area and to the front of the premises is a car park which is controlled by an entrance barrier.

PURCHASE PRICE

£625,000 (Subject to Contract)

PLANNING

Interested parties are advised to make their own enquiries with Walsall Council on 01922 650000.

RATES

We are verbally advised by Walsall Council that the assessment is as follows:

Rateable Value: £27,000.00

Rates Payable: £12,960.00 (April 2018/19)

Subject to Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 0845 111 2853 .

VAT

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

EPC

An EPC has been commissioned and will be available shortly.

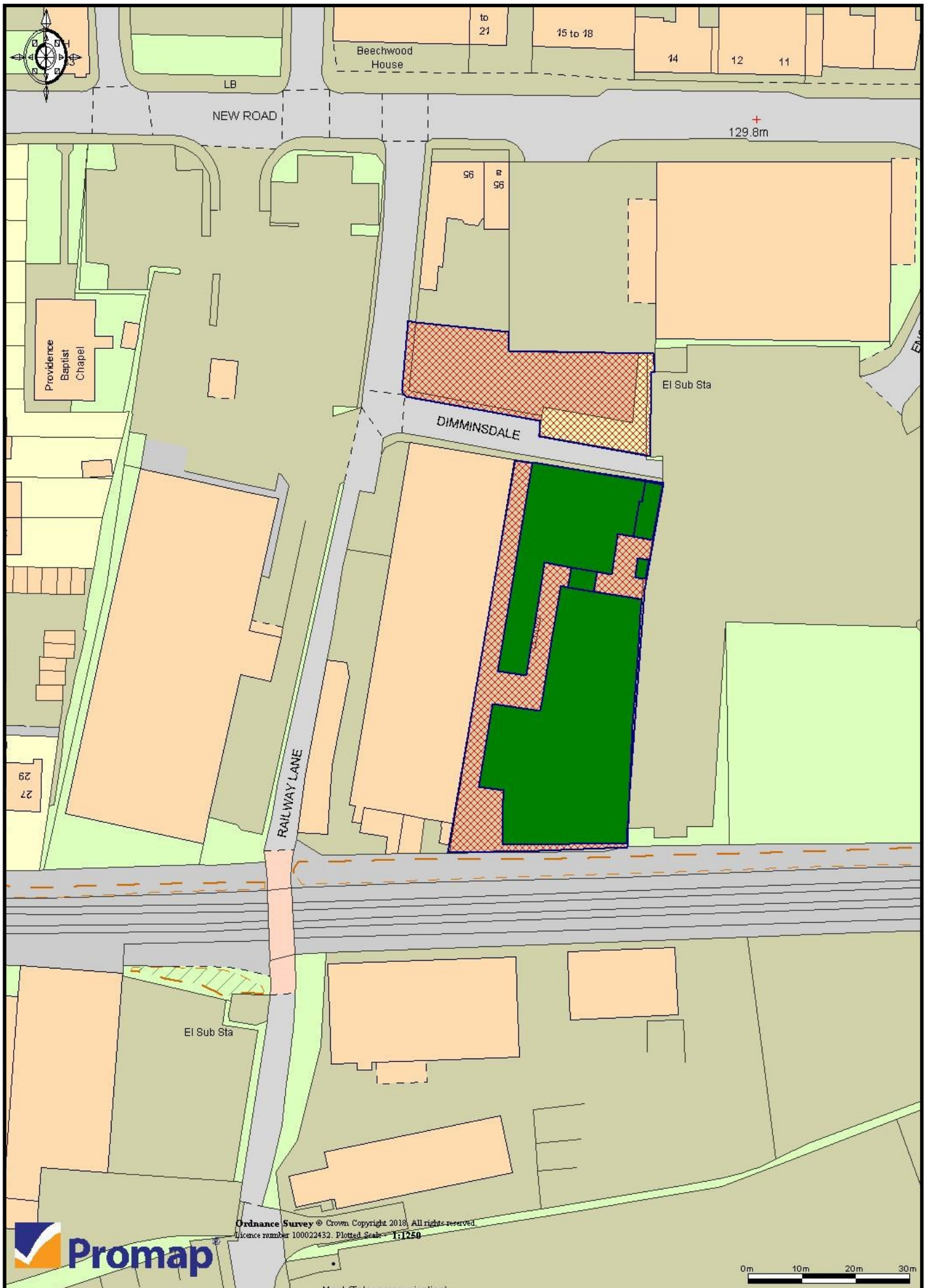
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/meadowdale

VIEWING

Strictly by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333.

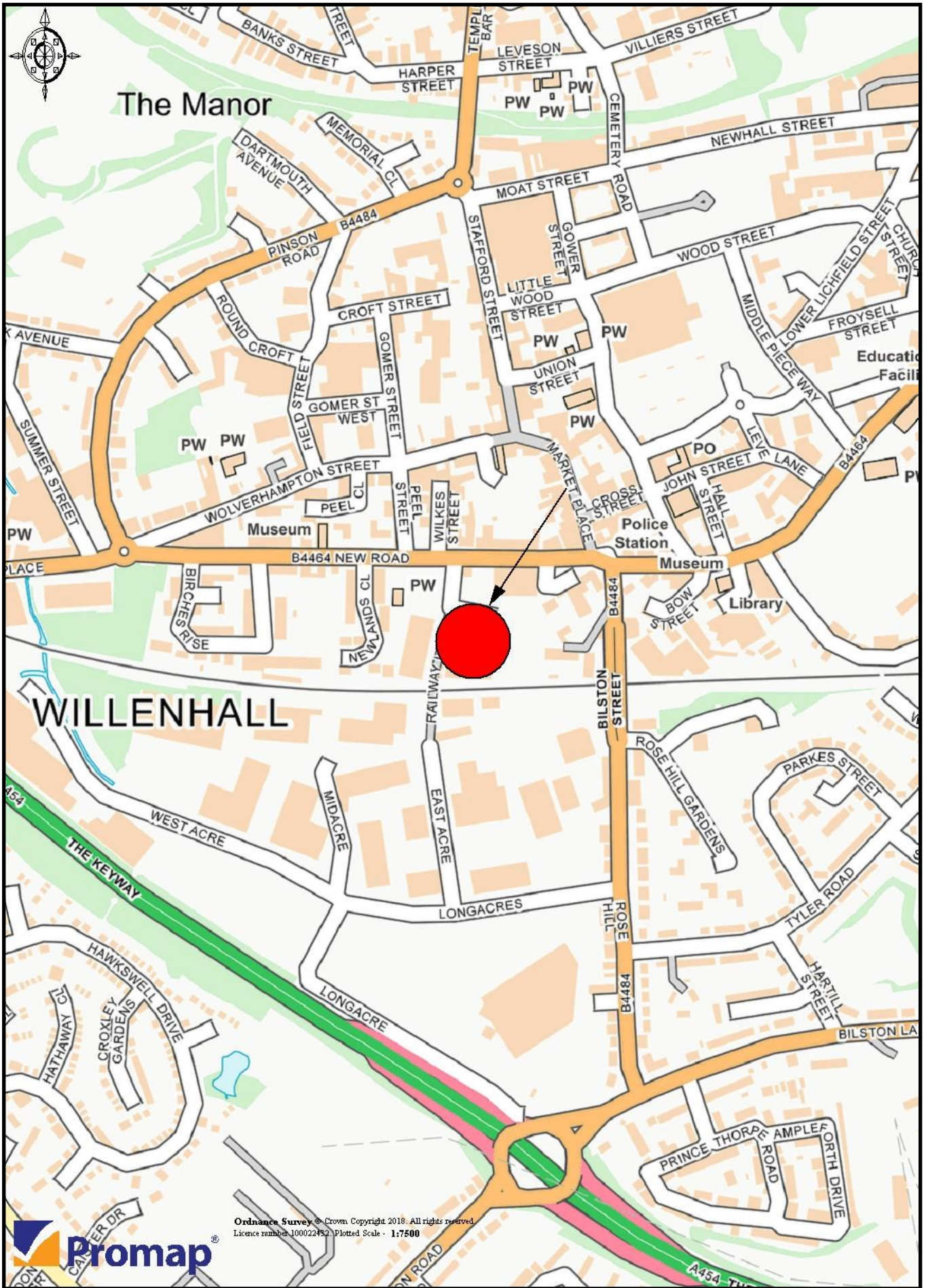
Details prepared 10/18.



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



IMPORTANT NOTICE

Bulleyes 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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