



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL/WAREHOUSE UNIT

**30,724 sq ft
(2,854.28 sq m)**



**WATERSIDE PARK, GOLDS HILL WAY,
GREAT BRIDGE, WEDNESBURY, DY4 0WP**



◆ Located on an established industrial park adjacent to the A41 Black Country New Road.

◆ Detached 2001 built industrial unit.

◆ 3 level access doors and 1 loading door.

◆ Eaves height of 8.17m

◆ Extensive car parking and yard.

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LOCATION

Great Bridge is located 12 miles northwest of Birmingham, 6 miles south east of Wolverhampton, 3 miles to the north east of Dudley and 2 miles to the south of Wednesbury. The property is located on Waterside Park, an established industrial park fronting onto the A41 Black Country New Road, which provides dual carriageway access to J1 of the M5 3 miles to the south east. J9 of the M6 motorway is 5 miles to the north east via the A461.

Industrial occupiers in the immediate vicinity include Blakemore, Olympus Distribution, Aquila Trucks and Cromwell. Parkway Industrial Estate is also within close proximity with occupiers including Edmundson Electrical, Stearn Electric and Currys Birmingham Campus (Knowhow) The property is also adjacent to Navigation Point, a modern 16 unit (51,000 sq ft) multi-let industrial estate.

DESCRIPTION

The property comprises a distribution warehouse built in 2001 of steel portal frame construction, metal profile clad elevations and a barrel vaulted metal clad roof. The front elevation is glazed with metal cladding above. The warehouse has 3 level access doors and 1 dock level loading door. The unit has an eaves height of 8.17 metres. Lighting within the warehouse is provided by sodium light boxes and heating by 4 gas fired warm air blowers (not tested).

Integral two storey offices are situated to the front elevation, the specification includes double glazed windows, raised floors, suspended ceilings with recessed CAT II lighting and comfort cooling (not tested). There is a lift within the ground floor reception. Male and female toilets are provided at ground and first floor level. There is a staff kitchen on the first floor.

Extensive car parking is situated to the front elevation with 24 car spaces immediately to the front of the property and a further 47 spaces in a separate secure car park opposite. To the rear is a large loading yard with a separate access off Golds Hill Way. The yard is secured by steel palisade fencing with gated access.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Warehouse	21,616	2,008.20
Office (Ground)	4,619	429.09
Office (First)	4,619	429.09
Total	30,724	2,854.28

SITE AREA

The main site extends to 0.95 hectares (2.34 acres) and the separate car park extends to 0.33 hectares (0.81 acres).

The property has a low site density of 19%.

RENT

Please contact the agents for full details.

LEASE TERMS

The property is available on a new full repairing and insurance lease for a term to be agreed .

SERVICES

We are advised that mains water, drainage, gas and electricity are connected or available.

Interested parties are advised to check the position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Council on 0121 569 4054 .

VAT

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

RATES

We are advised by Valuation Office Agency website that the assessments are as follows:

	Rateable Value	Rates Payable
Unit	£159,000	£86,814 (2024/25)

Interested parties should enquire to the Local Authority to confirm their specific liability on 0300 050 1501 .

EPC

This property's current energy rating is D-85.

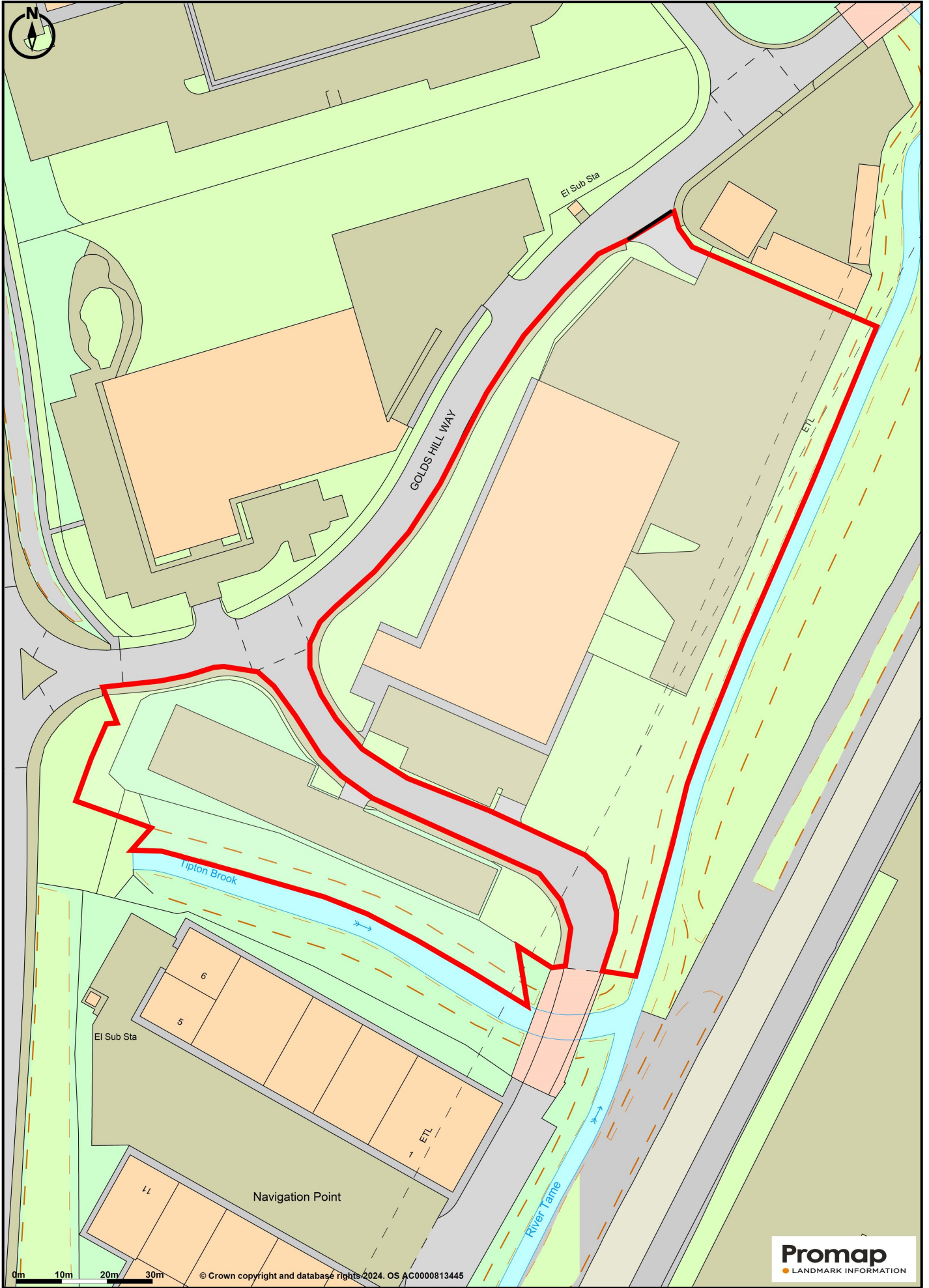
WEBSITE

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

VIEWING

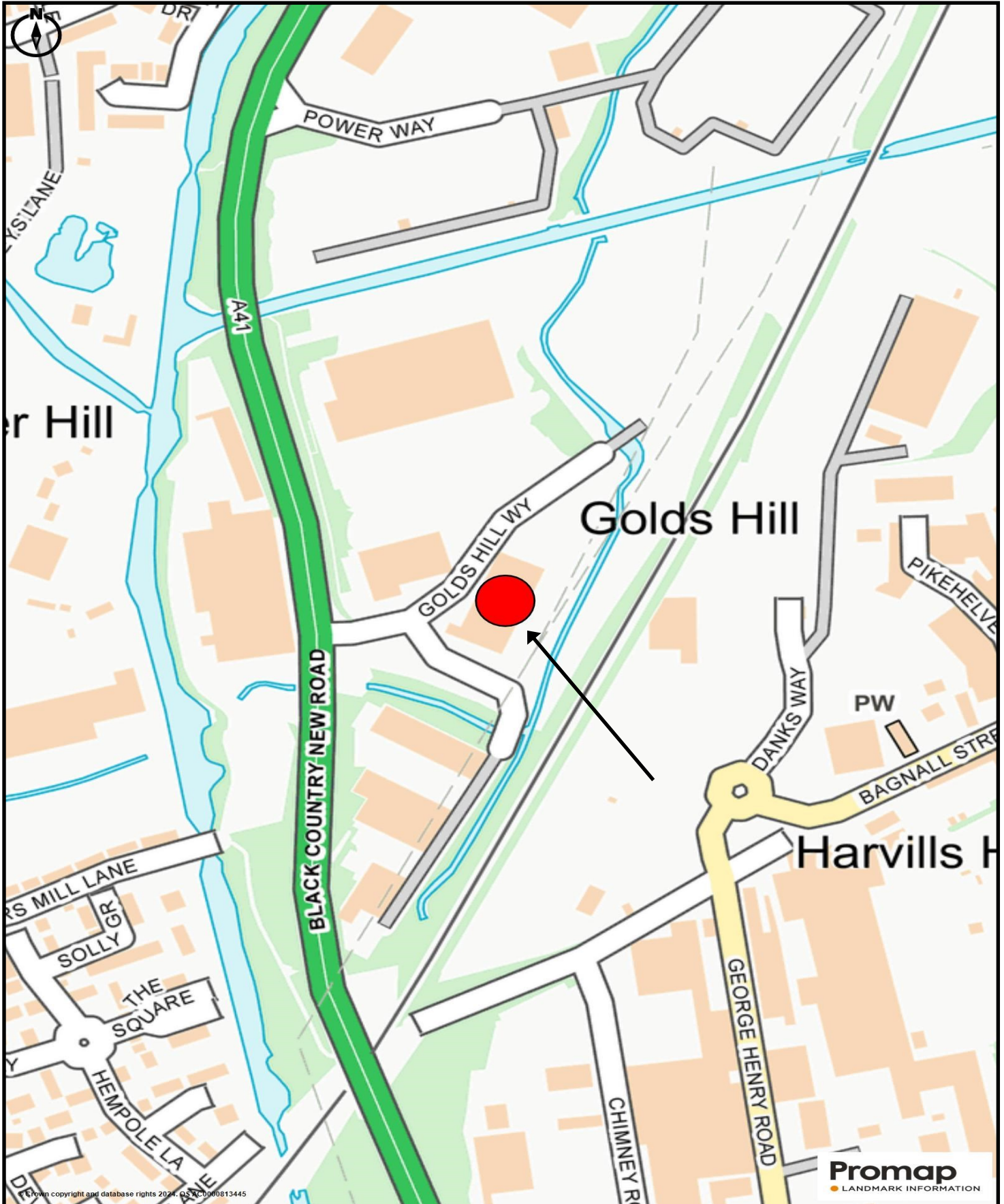
Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details created 09/24.



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

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IMPORTANT NOTICE

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