



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL UNIT

**26,891 sq ft
(2,498.3 sq m)**



270 COOMBS ROAD, HALESOWEN B62 8AA



- ◆ Surfaced yard to the front elevation.
- ◆ Well located with good access and roadside prominence.
- ◆ Located at the junction of A4099 and A459.
- ◆ Front and rear yard areas
- ◆ Halesowen town centre approx 2 miles distant.

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LOCATION

270 Coombs Road is prominently located at the junction of the A4099 and A459, the arterial routes servicing Halesowen.

The surrounding area is mixed in nature, with industrial accommodation to the north and predominantly residential dwellings to the south. Neighbouring occupiers include Tesco Express.

Halesowen town centre is located two miles to the south of the property and is accessed via the A459. Birmingham city centre is located 10 miles to the east.

Nearest motorway access is provided by Junction 3 of the M5 motorway, which provides direct access to the wider Midlands Motorway network.

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction, surmounted by a pitched asbestos cement roof with translucent roof lights at regular intervals.

The unit provides mostly open plan warehouse accommodation, with a mezzanine covering part and benefits from an eaves height of 5.25 meters. Access is provided by two roller shutter doors, one to each the front and rear elevation of the property. Two storey office accommodation is provided to the front elevation.

The unit benefits from ample external space, with a gated and surfaced yard to the front and a hardstanding storage/parking yard to the rear.

ACCOMMODATION

	sq ft	sq m
Warehouse	18,433	1,712.5
Mezzanine	5,274	490
Warehouse Offices	747	69.4
Ground Floor Offices	1,217	113.1
First Floor Offices	1,219	113.3
Total	26,891	2,498.3

The site area extends to 1.32 acres.

PURCHASE PRICE

Please contact the agents for full details.

TENURE

We are advised the unit is available freehold.

RATES

To be reassessed.

EPC

The property has been awarded a grade 69 C

ANTI MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, the Purchaser will be required to comply with Anti-Money Laundering policy.

VAT

All costs quoted are subject to VAT at the prevailing rate where applicable.

WEBSITE

Photography and further information is available at bulleys.co.uk/270coombs

VIEWING

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

Details prepared 03/26