



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL / WAREHOUSE UNIT

**21,940 sq ft
(2,038 sq m)**



84 BIRMINGHAM ROAD, DUDLEY, DY1 4RJ



♦ Junction 2 of M5 2.5 miles distant.

♦ Rare freehold opportunity.

♦ Two Separate Gated Yards.

♦ 1.38 Acre Site

♦ Roller shutter door access.

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LOCATION

The property is located just off Birmingham Road (A461) approximately 2.5 miles from Junction 2 of the M5 motorway. Dudley Town Centre is located within 1 mile with Wolverhampton City Centre approximately 6.8 miles to the north west. Birmingham City Centre lies approximately 8.5 miles to the east.

DESCRIPTION

The property comprises a detached industrial warehouse of steel portal frame construction with brick and part blockwork elevations underneath a pitched asbestos clad roof incorporating translucent roof lights. The unit benefits from a concrete floor, overhead lighting, 3-phase electricity, gas and mains water and is accessed via a roller shutter door within the side and rear elevation. Additionally, there is a separate unit with roller shutter door access constructed of brickwork elevations beneath a mono pitched roof over a concrete floor.

The site provides office accommodation at ground floor level beneath a flat roof with suspended ceilings, carpeted/laminate flooring with painted and plastered walls. Access is available from the gated car park through a double doorway entrance leading into a reception/lobby. Additionally, the site is equipped with a kitchenette, plant rooms, WC and storage facilities.

Externally, the premises benefits from a fenced and gated yard.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Industrial/Warehouse	21,940	2,038

TENURE

We are advised that the property is available on a freehold basis.

PURCHASE PRICE

Please contact the agent.

RATES

The Valuation Office Agency website has the following assessment listed:

Rateable Value: £68,500

Rates Payable: £38,017.50 (2025/26)

Interested parties should enquire to the Local Authority to confirm their specific liability on 01384 814882.

VAT

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

PLANNING

We are advised that the building currently benefits from D2 planning consent.

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 814136.

SERVICES

The Agent has not tested any apparatus equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Any interested parties are advised to obtain verification from their solicitor or surveyor.

EPC

98-D

LEGAL COSTS

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

WEBSITE

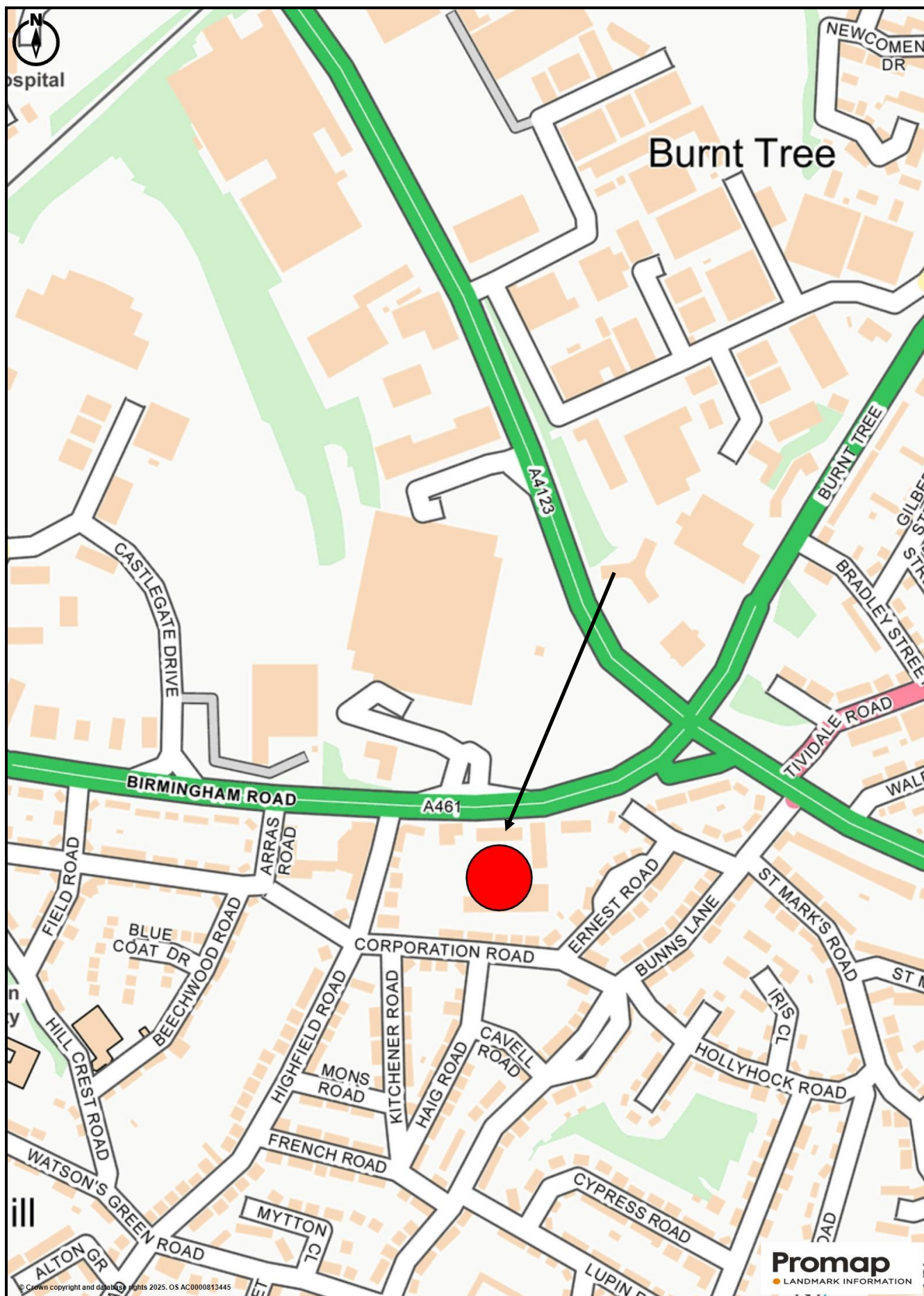
A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/birminghamroad84

VIEWING

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

Details prepared 11/25





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.