



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL UNIT

14,861 sq ft
(1,380.62 sq m)
Site extends to
approximately 0.45 acres



UNIT 1 BARNFIELD ROAD, TIPTON, DY4 9DD



♦ Rare freehold opportunity.

♦ Self-contained secure yard.

♦ In close proximity to the
Birmingham New Road

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LOCATION

The property occupies a highly accessible position within an established commercial and industrial area of Tipton, West Midlands, benefitting from excellent local and regional connectivity. Situated just off the Dudley Road (A461) and close to the A41 Birmingham New Road, the location provides direct routes into Wolverhampton, Dudley and Birmingham.

DESCRIPTION

The unit is constructed with a steel truss frame and corrugated panels beneath a pitched roof, featuring translucent roof lights and roller shutter doors along the front and side elevations for loading and unloading.

Internally, the premises include dedicated office space and convenient WC facilities.

Externally, the site benefits from a gated, secure and paved yard.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 1:	14,861	1,380.62

Total site area of: 0.45 acres

OUTSIDE

The premises is situated within a self-contained and gated yard which is located at the front of the premises.

TENURE

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

PURCHASE PRICE

Price on application.

PLANNING

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

RATES

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

VAT

All figures quoted do not include VAT.

EPC

An EPC' have been carried out on this unit. The unit has been graded as follows:

C-72

LEGAL COSTS

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

WEBSITE

Photography and further information is available at bulleys.co.uk/barnfield1

VIEWING

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

Details prepared 04/26