



For Sale / To Let

Land & Buildings, Premier Business Park,
Long Street, Walsall, WS2 9DY

Freehold premises with workshops, stores and offices
on c. 3.216 acres (1.301 ha)

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Location

The property is located centrally within the market town of Walsall in the West Midlands. The town sits 9 miles north west of Birmingham and 7 miles east of Wolverhampton.

The area is of mixed use with the immediate vicinity almost entirely made up of industrial, warehouse and trade users. The location provides excellent links to both the town centre (0.3 miles to the north) and Junction 10 of the M6 (1.3 miles to the West) along with Walsall Railway Station a short distance away.

Specifically, the property is located on the east side of Long Street running south from its junction with Short Street.

Description

The property currently comprises an extensive builders merchants / timber yard, consisting of offices, workshops, covered stores and open storage. The site runs north to south and is bounded by Long Street to the West, the railway line to the East and neighbouring commercial premises to the north and south.

The site totals approximately 3.216 acres (1.301 ha) which are generally surfaced with a variety of tarmac, concrete, loose hardstanding. The site is fenced and or walled, to all sides with two large gated access points from Long Street. The respective buildings on the site provide the following specification.

Offices

The offices sit within a brick two storey office building which provides varying sized partitioned offices together with reception, meeting rooms, WCs and kitchenette. Adjoining the offices to the east is a single storey extension providing further WC and kitchen facilities.

The offices provide solid floors, plastered ceilings and a variety of surface mounted and inset strip and spot lighting. The building benefits from central heating and double-glazed windows throughout.

Workshops

The property provides two adjoining and interconnecting units. The first of these is a corrugated steel-clad portal frame unit with level access loading from three sides. The unit is divided internally by a partition wall along which sit single storey offices and stores. This building benefits from predominantly LED lighting, a concrete floor and an eaves height of approximately 4.75m.

Adjoining this building is a further steel framed industrial unit which provides almost entirely open plan manufacturing space. It again benefits from level access loading from both ends, LED lighting, concrete floor and an eaves height of approximately 5.13m.

Each unit includes roof lights to approximately 10% of the roof.

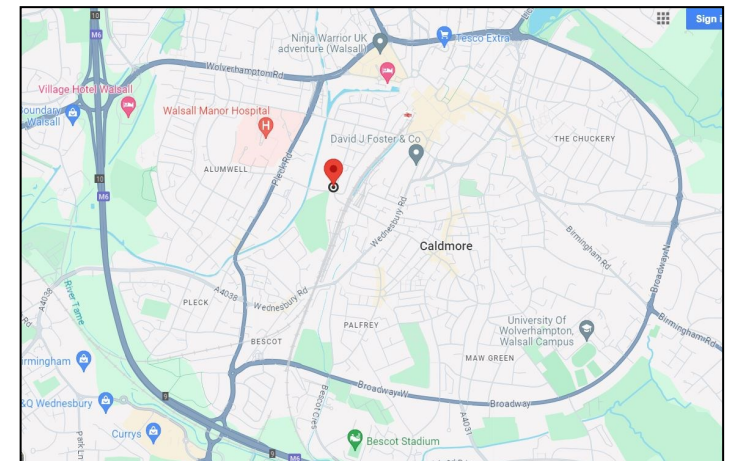
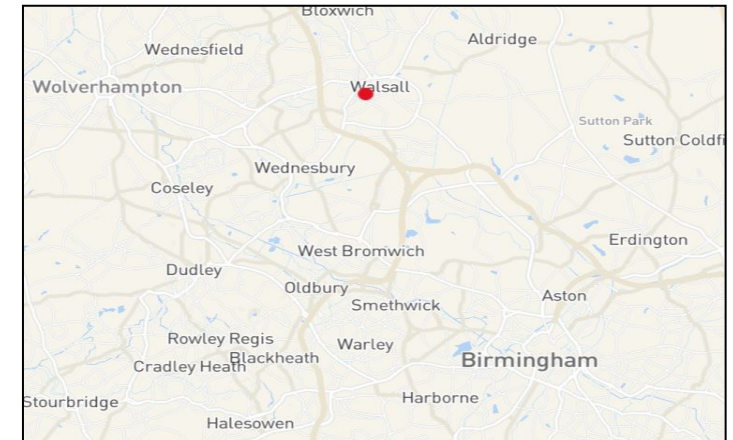
Stores

There is a further steel frame industrial unit providing dry storage. This is unlit, uninsulated and without doors on the 4 full height level access openings. The building benefits from an eaves height of approximately 7.2m.

Accommodation

Building (GIA)	Sq M	Sq FT
Offices & adjoining welfare	232.19	2,499
Manufacturing unit(s)	1,808.27	19,464
Storage unit	371.15	3,995

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Tenure / Terms

The property is held freehold across four titles. Both conditional and unconditional offers will be considered. A leasehold disposal will also be considered.

Price / rent on application.

Rateable Value

We understand the property has a current Rateable Value of £111,000.

Interest parties should make their own inquiries with the local authority for further details.

Planning

The property currently benefits from a B2 consent. The site has potential for redevelopment "STP".

Interested parties should make their own inquiries with the local authority for further details

Energy Performance Certificate

EPC's will be available where required.

Services

We understand that the property benefits from mains 3 phase electricity, gas, water and drainage. The services are untested and interested parties should satisfy themselves with regard to supplies.

VAT

Price stated is exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.



If you would like to know more please get in touch.

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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Visit us online
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