

WALLOWS INDUSTRIAL ESTATE  
DUDLEY ROAD  
BRIERLEY HILL  
DY5 1QA



**Key Highlights**

- 13,437 sq ft on 1.6 acres
- Suitable for Parcel / Distribution Uses
- Up to 6.6m clear internal warehouse height
- Two Storey Offices
- Low Site Coverage – 19%
- Extensive Loading Provision
- Fully secured yard
- To be Refurbished

## Description

Positioned towards the end of Fens Pool Avenue, the property is a detached warehouse of steel frame construction with metal sheet cladding under a single span metal sheet roof. The two-storey office block is of brick cavity construction and is located between the warehouse and workshop. The warehouse benefits from LED lighting. The offices include a kitchenette and WCs.

The warehouse is served by 28 dock platform bays and 2 level access doors that benefit from a canopy on both elevations. Eaves height varies between the warehouse and workshop space; 6.6m and 5m respectively.

The building is served by two yards on both elevations with a maximum depth of 36m.

The property is to be refurbished – details available from agent.

## Location

The unit is located on Wallows Industrial Estate, a popular location in Dudley's Metropolitan Borough. Situated 3 miles south west of Dudley town centre, 10 miles from Wolverhampton, and 6 miles from Junction 2 of the M5 motorway, providing good access to the wider West Midland region.

## Accommodation

Area	Sq ft	Sq m
Warehouse / Workshop	11,728	1,089.57
Offices	1,619	150.41
Total Gross Internal Area	13,347	1,239.98

## Site

The site extends to 1.60 acres providing a low site coverage of 19%.

## EPC

A new EPC will be commissioned on completion of the refurbishment.

## Terms

The property is available Leasehold and Freehold on terms to be agreed. Rent / Price on application.

## Rateable Value

The property has a rateable value of £76,500.

## VAT

VAT is payable on any transaction at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction

## Further information and viewings

Georgina Thompson

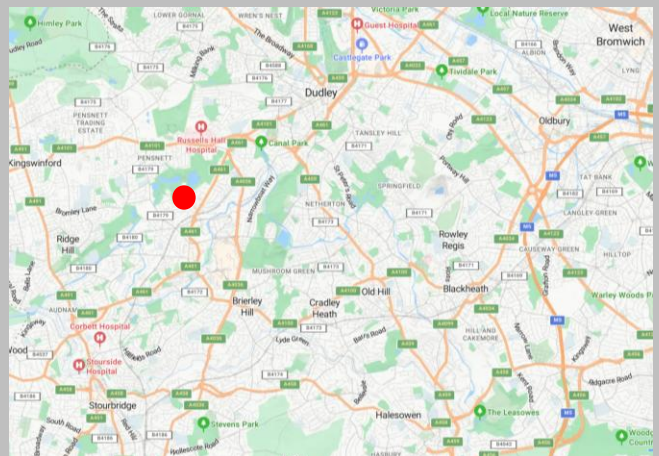
07793461360

Georgina.Thompson@m1agency.co.uk

Josh Brown

07543 864 867

Josh.Brown@m1agency.co.uk



SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – February 2025

Important Notice

M1 Agency LLP and their client give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and M1 Agency LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.