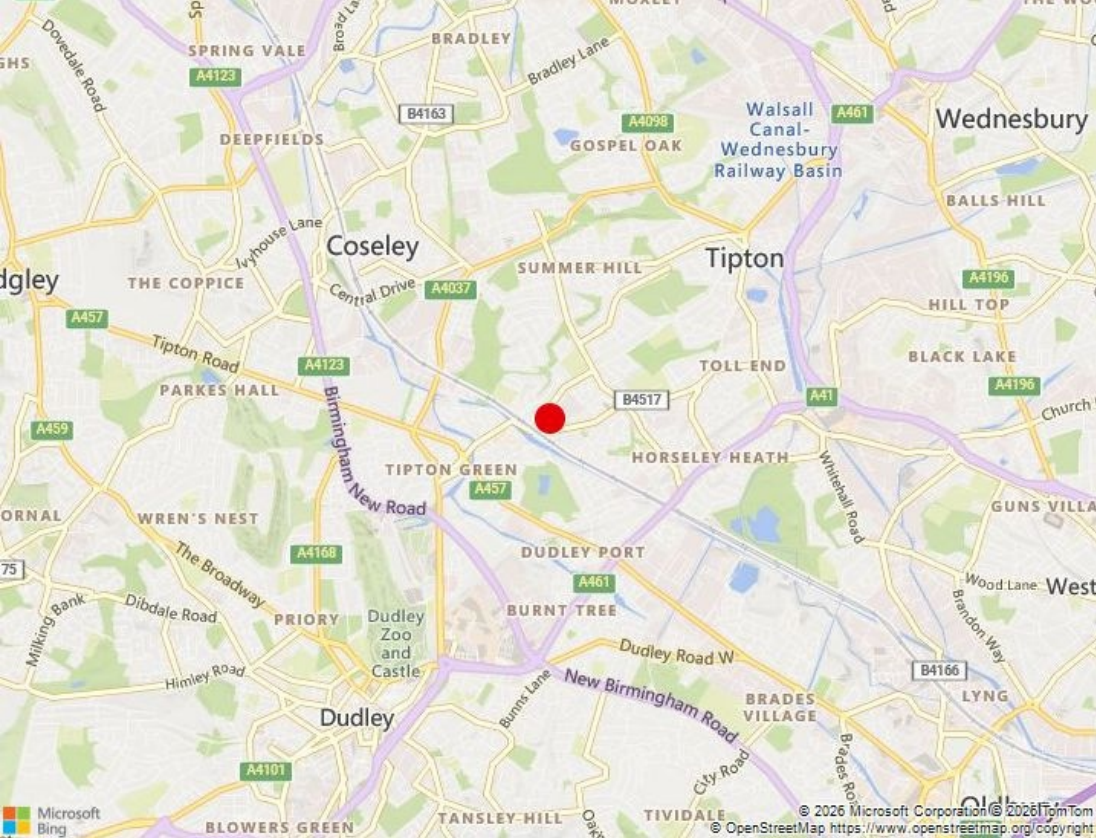


# INDUSTRIAL INVESTMENT - FOR SALE

Units 4 5 6 & 8, Alexandra Industrial Estate, Locarno Road, Tipton, West Midlands, DY4 9SJ

10,318 SqFt (958.54 SqM) | £1,700,000 Guide Price





## KEY FEATURES

- Rare opportunity to acquire freehold investment premises
- Fully let with a total rental income of £98,400 per annum
- 4 industrial units of varying size
- Well situated within established industrial estate
- Good road links with Junction 2 M5 Motorway
- All enquiries

## LOCATION

Alexandra Industrial Estate is situated to the southern side of Locarno Road close to its junction with Alexandra Road in Tipton. Tipton is situated within the Black Country, approximately 1.5 miles to the north of Dudley, 6 miles to the south of Wolverhampton and 9 miles west of Birmingham City Centre. There are nearby road links with Birmingham New Road (A4123) and Junction 2 of the M5 Motorway which in turn provides subsequent links with the wider Midlands Motorway network.

## DESCRIPTION

The subject property offers a rare opportunity to acquire industrial investment premises in the well established Alexandra Estate off Locarno Road in Tipton. The opportunity consists of 4 self contained industrial premises of varying size offering on site parking. The site is within easy access of the M5 Motorway and wider West Midlands region.



Area	SqFt	SqM
UNIT 4	1,528	141.95
UNIT 5	1,312	121.88
UNIT 6	1,299	120.68
UNIT 8	6,179	574.03
<b>Total Floor Area</b>	<b>10,318</b>	<b>958.54</b>

**Units 4 5 6 & 8, Alexandra Industrial Estate, Locarno Road, Tipton, West Midlands DY4 9SJ**



## TERMS

The property is available on the basis of a freehold sale subject to the occupational tenancies.

## ASKING PRICE

£1,700,000 Guide Price

## SERVICE CHARGE

We have not been made aware of any Service Charge applicable to the premises. Solicitors to confirm.

## EPC

Assessment awaited.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Sandwell) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

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

## VAT

All figures are quoted exclusive of VAT which we are advised will not be payable in this instance, solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:

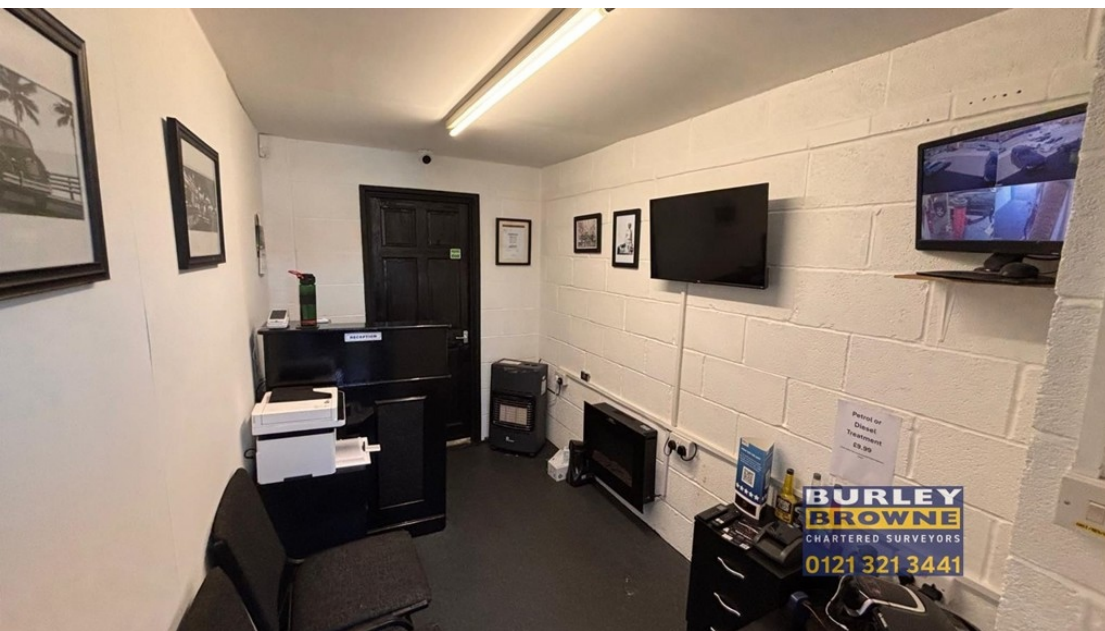


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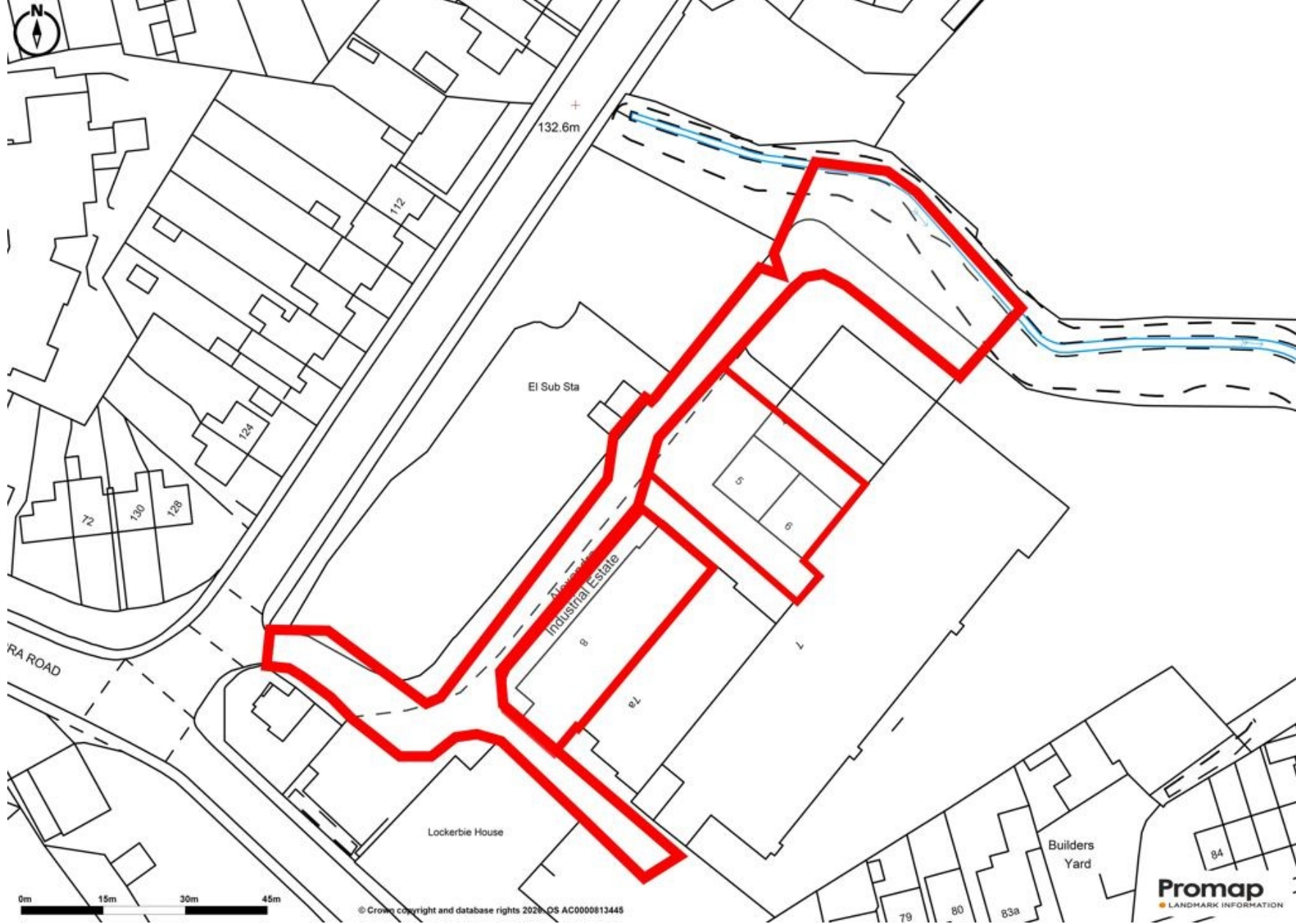


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