



Unit A Beech Court, Sandwell Business Park, West Bromwich, B66 1RD

FOR SALE Upon instructions of the LPA Receiver

INDUSTRIAL PREMISES LOCATED ON ESTABLISHED BUSINESS PARK

CONTACTS

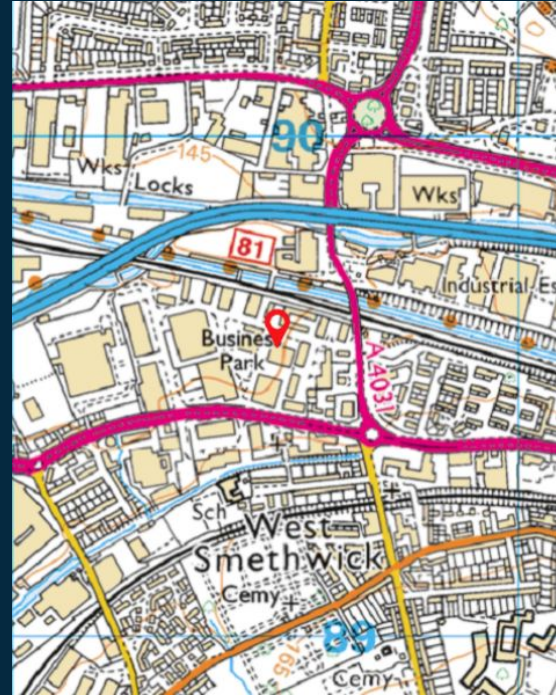
Amy Selfe

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

KEY CONSIDERATIONS

- Located on a popular business park, close to the M5 motorway.
- Approximately 1,915 sq m (20,619 sq ft).
- Open plan warehouse accommodation with two storey offices.
- Plenty of parking available to the front and yard to the rear.
- High bay unit with eaves height of circa 6.5m.
- Suitable for a variety of uses.
- Available with vacant possession.
- Freehold.
- Inviting offers in the region of £2,000,000.



Unit A Beech Court, Sandwell Business Park,
West Bromwich, B66 1RD

LOCATION

The property is situated on Sandwell Business Park in Smethwick, around 5 miles to the north west of Birmingham. Access to the property is via the main Oldbury Road (A457) which provides access to the M5 motorway directly and via Spon Lane South. Junctions 1 and 2 of the M5 motorway are located approximately 2 miles and 2.5 miles away, respectively, making the property ideal for industrial use with good access to transport links. The surrounding area is commercial/industrial and other users on the estate include manufacturing warehouses and suppliers. There is a large DPD depot in close proximity to the subject.

DESCRIPTION

The property is a detached industrial unit with parking to the front and a yard/loading to the rear. The unit is of steel frame construction and formed in two bays. The warehouse space is mainly open plan with two roller shutter doors to the rear and the two storey office accommodation is at the front. The eaves height of the warehouse is circa 6.5m. There are solar panels on the roof.

ACCOMMODATION

Ground floor warehouse: 1,639m²/ 17,642sf

Ground floor office: 138m² / 1,485sf

First floor office: 138m² / 1,485sf

Total: 1,915m² / 20,612sf



Unit A Beech Court, Sandwell Business Park, **West Bromwich, B66 1RD**

TENURE INFORMATION

The property is held under freehold title number WM505439.

The freehold title includes unit B which is subject to a 999 year long lease with 988 years remaining.

BUSINESS RATES

£107,000 until 1st April 2026.

Will rise to £139,000 from 1st April 2026.

EPC

D.

PRICE

Inviting offers in the region of £2,000,000.

VIEWINGS

Strictly by appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be applicable.

TITLE PLAN



CONTACT US TO ENQUIRE



AMY SELFE

Associate Director

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW