



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**OFFICE AND WAREHOUSE
PREMISES**

**27,999 sq ft
on 1.44 acres**



DUDLEY ROAD, BRIERLEY HILL DY5 1LH



- ◆ Low site coverage.
- ◆ Potential to extend/erect new buildings (STP).
- ◆ 5T Crane in Warehouse (Not commissioned so not tested nor serviced).
- ◆ Rare opportunity to purchase a substantial freehold property.
- ◆ Suitable for a number of uses (STP).
- ◆ Prominent position to the busy A4101.
- ◆ Adjoins the popular Waterfront Business Park.

VIEW MORE AT [BULLEYS.CO.UK](https://www.bulleys.co.uk)

LOCATION

The property is prominently located on Dudley Road, Brierley Hill, within close proximity of The Waterfront office/leisure development and the Merry Hill Shopping Centre.

The property is within 200 yds of Brierley Hill Town Centre and 2 miles from Dudley Town Centre. Junction 2 of the M5 at Oldbury is within 6 miles.

DESCRIPTION

The property comprises a detached two storey office building and adjoining two bay warehouse.

The two storey offices comprises a range of private and open plan rooms with kitchen/toilet facilities and benefit from carpeting, air conditioning to part and aluminium powder coated windows.

The two warehouse bays are of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by two pitched metal profiled sheeted roofs incorporating filon roof lights. Height to underside of haunch 7.5m approx. Internally, the bays have been partitioned to create additional offices including a canteen/rest room.

The bays incorporate mezzanine floors which provide office and storage space. 5t Cranage is in the warehouse and an open sided canopy adjoins the building.

There is a tarmacadam surfaced car park to the front of the property along with concrete surfaced yard/parking space to the side/rear of the property. The landscaped site has 80 approx. marked car parking spaces.

ACCOMMODATION

Total Gross internal areas approximately

	sq ft	sq m
Two storey offices	15,365	1,427.97
Link	268	24.88
Warehouse Bay No. 1	3,651	339.32
First floor mezzanine offices	3,651	339.32
Warehouse Bay No. 2	3,602	334.76
First floor mezzanine training area	1,462	135.95
Total	27,999	2,602.02

Site area - 1.44 acres (0.583 hectares) approx

SERVICES

We understand that all mains services are connected. The two storey offices benefit from gas fired boilers feeding panel radiators. The first floor mezzanine offices include a warm air ducted heating system. A 400 kg disabled lift is located to the two storey offices. Please note the Vendors/ Agents have not tested the services/heating

PURCHASE PRICE

Offers in excess of £1,500,000.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough on 01384 814136.

RATES

We are verbally advised by Dudley Council that the current assessment is as follows:

Rateable Value: £79,000
Rates Payable: £43,134 (2025/26)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01384 814882.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

LEGAL COSTS

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

EPC

An EPC has been commissioned and awarded a grade C.

WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/dudleyroadwaterfront

VIEWING

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

Details prepared 06/25