



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**HIGH SPEC SHOWROOM/
WAREHOUSE PREMISES WITH FIRST
FLOOR OFFICES**

**2,397 sq ft (223 sq m)
Including mezzanine**



**UNIT 13 PERCY BUSINESS PARK, ROUNDS GREEN ROAD,
OLDBURY, B69 2RD**



- ◆ 38.5 kN per sq m floor loading.
- ◆ Clear eaves height of 6m.
- ◆ Estate CCTV.
- ◆ 3 phase electricity.
- ◆ Full height loading doors.
- ◆ Fenced and gated site.
- ◆ First floor offices completed to a high specification.
- ◆ Covered parking area.
- ◆ Comfort cooling system to offices (not tested).

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LOCATION

Percy Business Park is prominently located off Rounds Green Road, a short distance from the main A457 Oldbury Ringway, which in turn provides access via the A4034 to Junction 2 of the M5 motorway, less than 1 mile distant. Access is also available to the motorway via Shidas Lane and Portway Road leading onto the main A4123 Birmingham New Road. Oldbury town centre is approximately ¼ mile distant.

DESCRIPTION

Being set on a modern development providing trade/warehouse/ industrial units in a prime Black Country location, Unit 13 Percy Business Park is of steel portal frame construction being profile clad, lined and insulated beneath a profile clad insulated roof which incorporates translucent roof lights. The floor is of concrete construction. Internally the walls are plastered and painted with a tiled floor with warehouse being lit by feature lighting and spotlights beneath the mezzanine floor. The maximum eaves height is approximately 24'0" (7.33m) with the height under the mezzanine being approximately 8'9" (2.70m). Vehicular access is provided by the electrically operated roller shutter door to the front elevation which currently houses an attractive glazed frontage incorporating pedestrian access. Separate pedestrian access is also provided to the front, and there is a rear fire exit.

The staircase provides access to an open office/ reception area, kitchenette, WC facilities and two private offices, one of which has a glazed panel frontage look out to the warehouse. The walls are plastered and painted with the floor being carpeted or covered with a lino style covering. The two offices have comfort cooling systems (not tested) and the first floor is lit by LED lighting. The property benefits from a security alarm system, fire alarm system, smoke detectors and is fitted out to a very high specification.

ACCOMMODATION

Unit 13	Sq Ft	Sq M
Ground Floor	1,532	142
Mezzanine	865	81
Total	2,397	223

OUTSIDE

Externally there is parking for approximately 8 vehicles, which is covered by a canopy and secured by security bollards. There is a small lockable storage box and electric vehicle charging point.

The unit also benefits from the estate CCTV security and electrically operated security gates at the estate entrance. Further communal parking is also available at the estate entrance.

PURCHASE PRICE

£495,000 subject to contract.

TENURE

We are advised by the Vendor that the property is freehold.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agent for further details

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

RATES

The Valuation Office Agency website has the following assessment listed:

	Rateable Value	Rates Payable
Unit 13	£13,250	£6,611.75 (2024/25)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

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

EPC

An EPC has been carried out and the unit has been award grade 46 B.

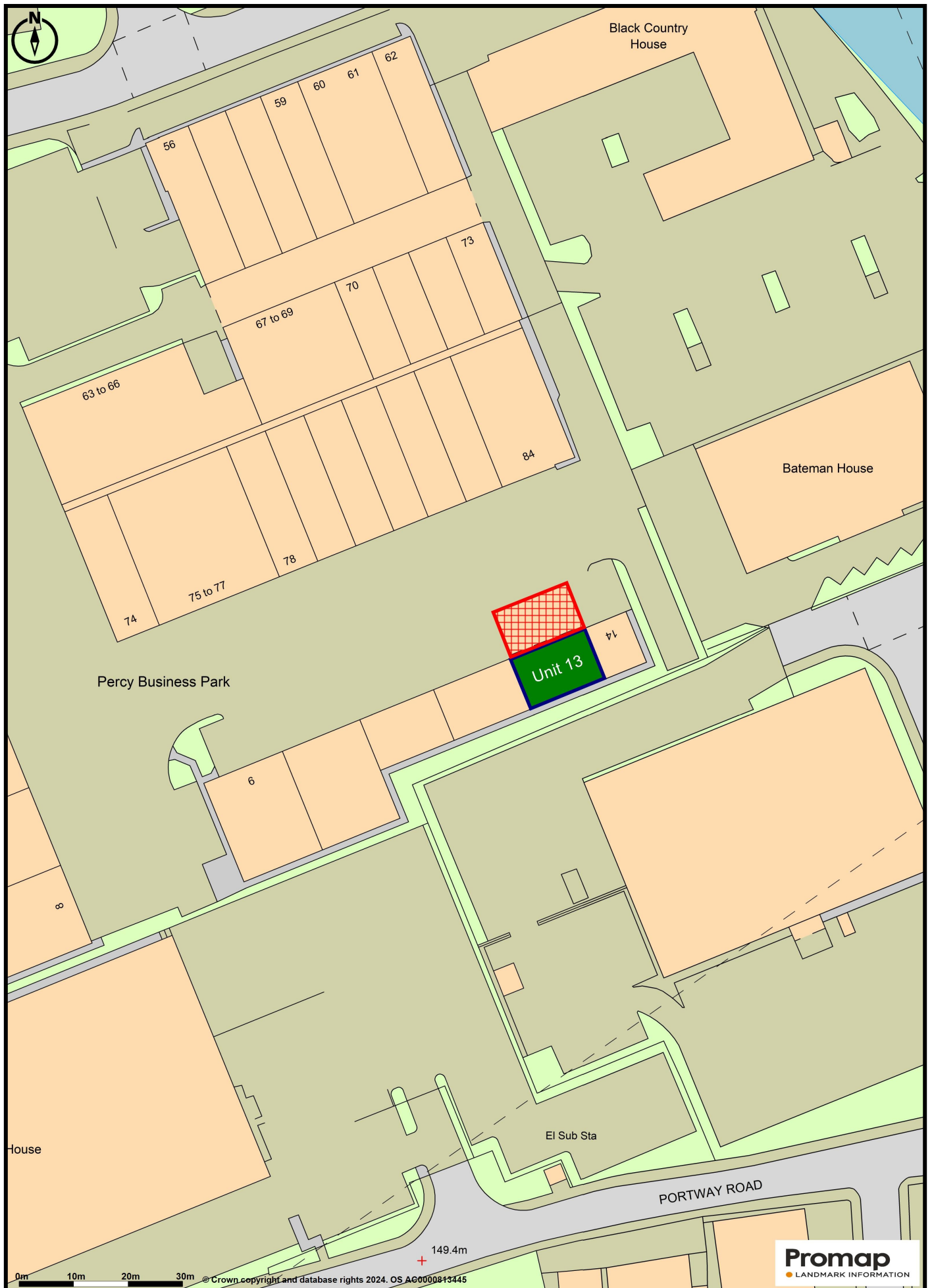
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/13percybp

VIEWING

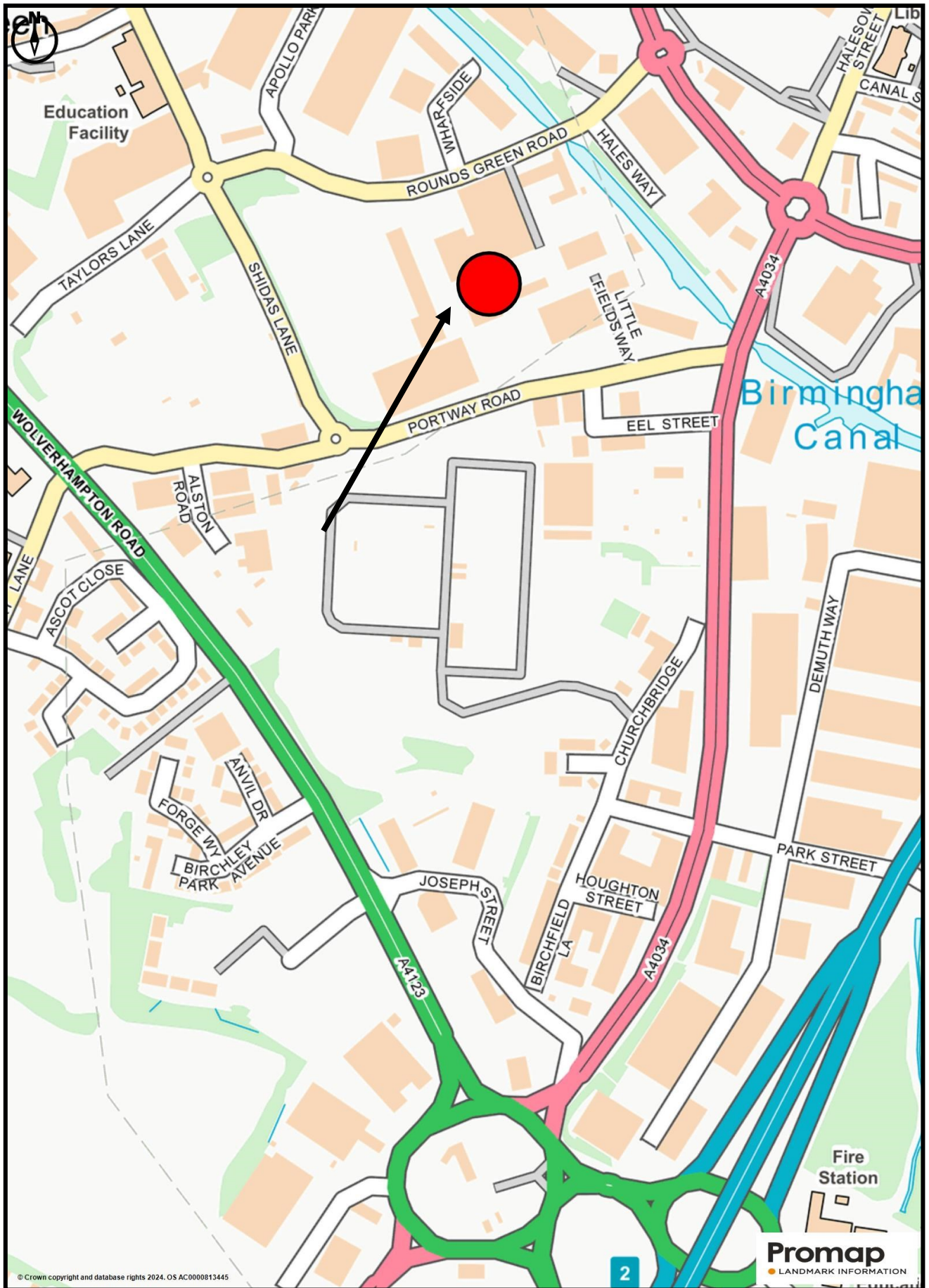
Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 09/2024



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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