



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL/WAREHOUSE UNIT

**3,791 sq ft
(352.20 sq m)**



**UNIT 6, WD.BOXHUB, CAKEMORE ROAD,
ROWLEY REGIS, B65 0RY**



- ♦ Modern roadside unit.
- ♦ 8 m eaves.
- ♦ 4.8 m high electrically operated loading doors.
- ♦ Unit formerly distributed 50 kN/m² floor slab loading.
- ♦ Mezzanine floor including offices and storage.
- ♦ Electric vehicle charging points.

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

LOCATION

The site is prominently located fronting Cakemore Road (B4169), a busy local route in Rowley Regis. Across the road, Rowley Regis (Park & Ride) Station has an annual rail passenger usage of over 1.2 million.

The site is situated midway between Halesowen and Oldbury, providing excellent access to the M5 Motorway at Junction 2 (1.4 miles) or alternatively Junction 3 (3.7 miles) via the A456.

Birmingham City Centre is approximately 6 miles to east and accessed via the A4123 and A456.

DESCRIPTION

The property is a modern industrial/warehouse unit of steel portal frame construction, sitting within the terrace of the Cakemore Road, WD.Boxhub Development.

The property is a roadside unit, comprising of 8 m clear internal working height, a 4.8 m high electrically operated roller shutter door, three-phase power, electric vehicle charging points, a mezzanine floor fitted out with an office and storage. The property is accessed via a reception/lobby which leads to a ground floor works office, kitchenette and welfare facilities within the warehouse.

Externally, the suite benefits from demised car parking and EV charging points, plus secure cycle parking.

ACCOMMODATION

The property provides the following gross internal floor area:

	sq ft	sq m
Gross Internal Floor Area:	3,791	352.20

OUTSIDE

Car parking is available to the front of the premises, along with EV charging points and secure cycle parking.

SERVICES

Interested parties are advised to check this position with their advisors/contractors.

SALE PRICE

Please contact the agents for full details.

TENURE

The premises are available on a virtual freehold basis. Please contact the agents for full details.

LEGAL COSTS

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

SERVICE CHARGE

A service charge is levied to cover communal costs and services.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Council on 0121-569-4054.

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £27,750.00
Rates Payable: £13,847.25

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.

VAT

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

EPC

An EPC has been commissioned and the unit has been awarded an 'A' rating.

WEBSITE

Photography and further information is available at bulleys.co.uk/6cakemore

VIEWING

Strictly by prior appointment with Bulleys at their Oldbury office on 0121-544-2121.