

INDUSTRIAL, WAREHOUSE | FOR SALE



CANDY HOUSE, SANDWELL BUSINESS PARK, CRYSTAL DRIVE, SMETHWICK, B66  
1QG

20,520 SQ FT (2,742.42 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Modern, High-Bay Warehouse located close to J1 and J2 of the M5 Motorway

- Modern Warehouse
- Freehold
- Guide Price £2,600,000
- Secure Yard (Site area of approx 1 Acre)
- Minimum Eaves Height 7M
- 1.5 miles from both J1 and J2 of the M5 Motorway
- Fantastic Logistic Location
- Vacant Possession





## DESCRIPTION

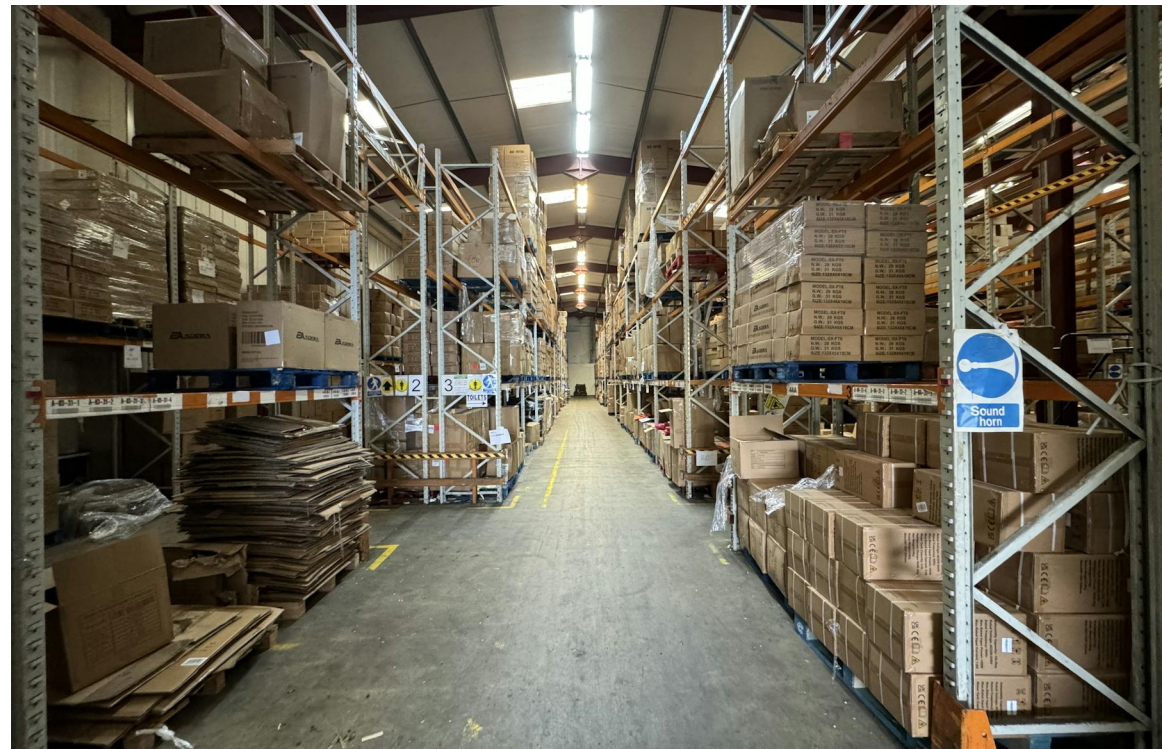
The property consists of a two-bay warehouse constructed with a steel portal frame, featuring a combination of brick and block elevations and a pitched, steel profile-clad roof with skylights throughout. The warehouse offers a clear working height of approximately 7 meters to the underside of the eaves.

At the front, the building includes two-story integrated office spaces, offering a mix of open-plan and cellular office space of demountable partitioning which can be easily altered.

The warehouse provides open span warehousing and benefits from sealed concrete flooring and fluorescent strip lighting throughout. The warehouse is fully racked throughout and is accessed via two electronically operated roller shutter doors to the rear. The main warehouse benefits from an additional annexe / extension to the rear providing additional warehousing and unloading space with two roller shutter doors opening on to the rear, secure yard.

The internal office accommodation occupies ground and first floor levels and are well specified with raised access flooring, carpet tiles, suspended ceilings with inset lighting with wall-mounted electric heaters and air-conditioning.

The premises benefits from a large forecourt providing customer and staff parking for approx. 20 vehicles.



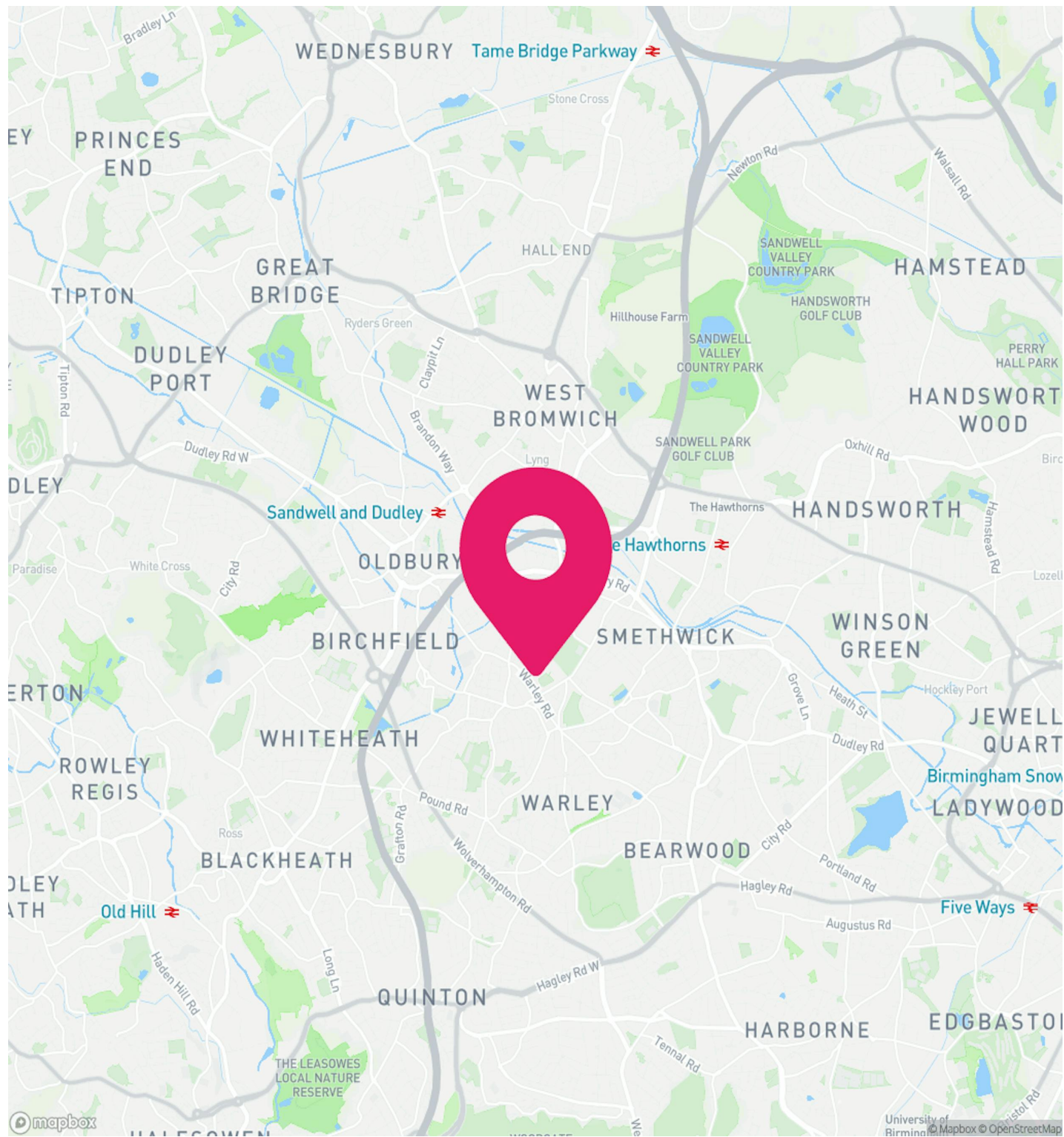


## LOCATION

The property is located on Crystal Drive, within Sandwell Business Park in Smethwick, approximately 4 miles northwest of Birmingham City Centre.

It can be accessed via either Oldbury Road (A457) or Spon Lane South (A431). West Bromwich and Oldbury town centres are approximately 1.5 miles and 2 miles away, respectively.

Access to the motorway network is available via Junctions 1 and 2 of the M5, both approximately 1.5 miles away, and can be reached via the A457 or the A431.



## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof / source of funding to satisfy anti-money laundering protocols.

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£138,000. Payable Approx. £68,862 (Assuming Small Business Rates)

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £2,600,000

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## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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