



# FOR SALE

## INDUSTRIAL/WAREHOUSE PREMISES

**UNIT 1 OAK LANE  
KINGSWINFORD  
DY6 7JS**



**8,805 sq. ft. (817.96 sq. m.)**

Approx. Gross Internal Area

\* Approx. eaves height of 6.3 m

\* 330 KVA power supply

\* First floor offices





**Location:**

The property is located on an established industrial estate at the end of Oak Lane, Kingswinford, which is accessed via Stallings Lane (B4175).

Dudley Town Centre is approximately 3 miles East and Wolverhampton City Centre is 9 miles North. National motorway access is provided by Junction 2 of the M5 (approximately 7 miles distant).

**Description:**

The property comprises a modern industrial/warehouse unit of steel portal frame construction with a steel profile clad roof incorporating intermittent roof lights. The elevations are a mixture of steel profile clad and block work and the floor is concrete.

The warehouse is lit by high bay lighting, heated by a wood burner and has an approximate eaves height of 6.3 metres. Vehicle access is provided by way of an up and over door to the front elevation and a 330 KVA power supply is provided. An entrance lobby, partitioned workshop (minimum working height of approximately 3 metres) and W.C facilities are also provided.

A mezzanine floor provides two offices, kitchen and W.C facilities and storage.

The property is fitted with a security alarm and has security bars to the windows.

Externally, car parking is provided in-front of the property.

**Accommodation:**

	Sq. M.	Sq. Ft.
<b>Ground floor</b>		
Entrance lobby & workshop	123.98	1,335
Warehouse	571.54	6,152
<b>First floor</b>		
Mezzanine	122.44	1,318
<b>Total Gross Internal Area</b>	<b>817.96</b>	<b>8,805</b>

**Price:**

£335,000 (exclusive)

**Business Rates:**

Rateable value (2010): £33,250

**Services:**

We understand that all mains services are connected to the property. Interested parties are advised to make their own enquiries of the relevant utility providers.

**EPC:**

EPC Rating: B (34)

**VAT:**

All quoting rents are exclusive of VAT which may be chargeable.

**Legal Costs:**

Each party to bear their own legal costs incurred in any transaction.

**Viewing:**

Strictly via prior appointment with the agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**

**Fax: 0121 455 6595**

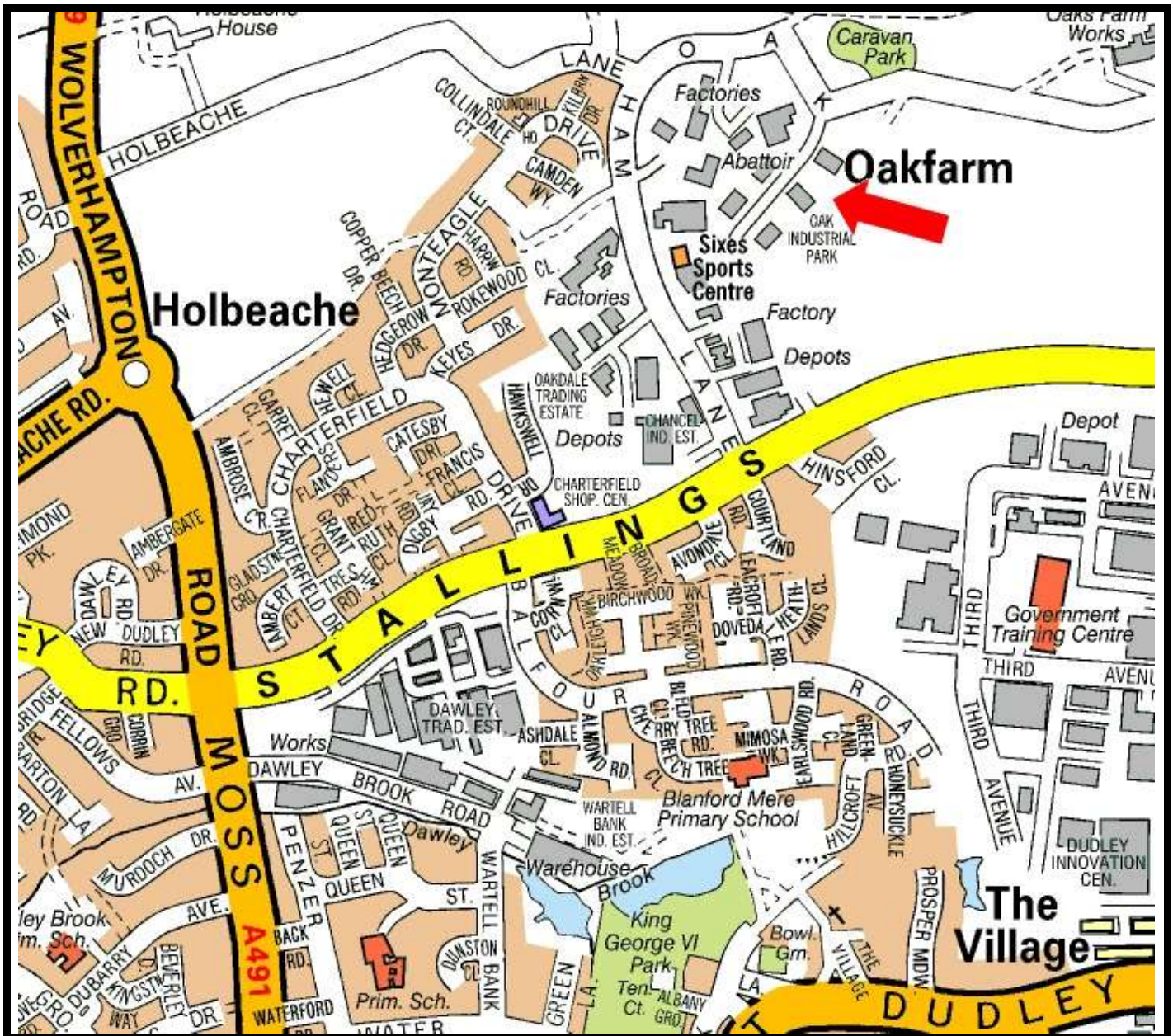
**Contact: Sara Elwell**

**Email: Sara.elwell@harrislamb.com**

**Ref: G5034**

**Date: January 2016**

**Subject To Contract**



Unit 1 Oak Lane  
 Kingswinford  
 DY6 7JS



Not to Scale  
 For identification purposes  
 only.

**harrislamb**  
 PROPERTY CONSULTANCY