



For Sale

On behalf of the Joint
Liquidators

Former Sterling Power
Group Premises
Belfont Trading Estate
Mucklow Hill
Halesowen
B62 8DR

February 2018

08449 02 03 04
gva.co.uk/13845



Former Sterling Power Group Premises,
Belfont Trading Estate, Mucklow Hill,
Halesowen, B62 8DR

Highlights

- Vacant Freehold industrial / office premises (currently utilised as a training centre)
- Gross Internal Area of approximately 22,795 sq. ft. (2,117.64 sq. m.)
- Established industrial / commercial location
- Situated within 2 miles of Junction 3 of the M5 motorway
- Secure self-contained site
- Offers in excess of £625,000 invited for the Freehold interest

Location

The property is located on Belfont Trading Estate, off the A458 Mucklow Hill, in an established industrial / commercial location within Halesowen.

Junction 3 of the M5 motorway lies within 2 miles of the property. The A458 provides direct access to Hagley Road West, a key arterial route into Birmingham City Centre.

The property is circa 6 miles south of Dudley, 8 miles east of Stourbridge and 8 miles west of Birmingham.



Description

The property comprises a 3 bay industrial unit currently utilised as a training centre, situated on a self-contained secure site.

The property is of steel frame construction, with brickwork elevations, surmounted by steel profile metal sheet roofing. Externally, windows are secured by way of electric metal roller shutters. There is a detached workshop of steel frame construction situated within the south-eastern corner of the site.

Internally, the property provides a former training centre incorporating office accommodation, conference room, kitchenette, commercial kitchen, dining area and WC's. Generally, specification includes carpeted flooring, plastered and painted walls, suspended ceilings with CAT II lighting and perimeter trunking.

Externally, there is parking to the perimeter of the building for circa 54 cars.

The property occupies a site of approximately 1.07 acres (0.43 ha) and is bounded by metal palisade fencing, with gated access.

Accommodation

The property provides the following approximate gross internal floor area:

Area	Use	Sq. ft.	Sq. m.
Main Building	Office / training centre	1,941.05	20,894
Workshop	Storage / industrial	176.59	1,901
Totals		2,117.64	22,795

Rating

Rateable Value - £86,000

Tenure

The property is held Freehold under title number WM796775.

Offers

Offers in excess of £625,000 are invited for the Freehold interest.

VAT

All prices are quoted exclusive of any VAT liability.

EPC

EPC rating of D. A copy of the EPC is available within the marketing pack.

Services

These have not been tested and interested parties are to rely on their own enquiries. There is an electricity substation situated to the north east corner of the site. This lies outside of the Freehold boundary.



For further information
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Property ref

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