



UNIT 1 WESTMINSTER INDUSTRIAL ESTATE, CRADLEY  
ROAD, NETHERTON, DY2 9SW

**FOR SALE**

INDUSTRIAL / WAREHOUSE  
UNIT

**SIZE**

16,065 SQ FT (1,492 SQ M)

**FOR SALE**

Offers in the region of £800,000

Rare industrial / warehouse  
opportunity with 3.2 – 10 tonne  
craneage

Prominent location in the heart of the  
Black Country

Freehold

Large yard to the front

## Location

The premises is located on Westminster Industrial Estate, Cradley Road, Netherton. Dudley town centre lies approximately 3 miles to the north and Cradley Heath c. 0.5 miles to the south. The M5 motorway, Junction 3, is approximately 5.5 miles distance providing access to the Black Country and wider National Motorway network.

## Description

The property comprises an industrial/warehouse unit of the following specification:

- Steel portal frame construction
- Substantial 3 phase power supply
- Crane gantry accommodating 5 & 10 tonne travelling Cranes
- Electrically operated roller shutter door
- Ancillary accommodation to include ground floor reception, works toilets and various private offices

The property also benefits from a further 1,758 sq ft warehouse extension of the following specification:

- Steel portal frame construction
- Electrically operated roller shutter door
- Crane Gantry accommodating 3.2 tonne travelling Crane

## Accommodation

Main Warehouse	14,307 sq ft
Extension	1,758 sq ft
<b>Total</b>	<b>16,065 sq ft (GIA)</b>

## For Sale

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## Tenure

Freehold.

## V.A.T.

V.A.T. may be levied on the sale price.

## Rating Assessment

Rateable Value: £33,750

U:B.R.: 51.2p in the £ (2022/2023)

## Energy Performance Certificate

EPC rating – E111.

Certificate available upon request.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

## Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

Tom Johnson  
01384 395 323  
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