

# FOR SALE

**TOWN WORKS, CRADLEY ROAD, NETHERTON, DUDLEY,  
WEST MIDLANDS, DY2 9PH**



- ❖ **POPULAR LOCATION**
- ❖ **TRADE COUNTER USE – SUBJECT TO PLANNING**
  - ❖ **GIA 10,619 SQ.FT. (968.5 SQ.M.)**
  - ❖ **ON SITE CAR PARKING**
- ❖ **FREEHOLD – VACANT POSSESSION**

## **LOCATION**

The property is located at the junction of the B.4173 Cradley Road and Washington Street (leading to Washington Street I.E.) and adjacent to Primrose Bridge (also known as Astle Bridge). There is good access to the Dudley Southern Bypass which in turn leads to the A.4123 New Birmingham Road, Wolverhampton City Centre being approximately 9 miles to the north and Birmingham City Centre approximately 10 miles to the east.

## **DESCRIPTION**

The property comprises a detached building with flat roofed offices at either end of the extended development the industrial unit being of steel portal framed brick construction bays with 'Big Six' corrugated asbestos lined roof.

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)

Tel : 01384 257284

**TOWN WORKS, CRADLEY ROAD, NETHERTON, DY2 9PH /continued...**

The accommodation comprises.

**MAIN OFFICES**

**GROUND FLOOR**

**AREA**  
**SQ.FT.**

**SQ.M.**

665

61.8

Having reception, board room, store room off, works mess room, separate ladies and gents W.C's, the property has solid floors throughout and gas central heating.

Stairs to:-

**FIRST FLOOR**

**OPEN PLAN SALES OFFICE**

650

60.4

Having wooden suspended floor, gas central heating, artexed ceiling and fluorescent strip lighting, UPVC double glazed windows.

**MAIN OFFICES AREA**

**1,315 Sq.Ft.**

**122.2 Sq.M.**

**WORKS**

**8,569 Sq.Ft.**

**769.0 Sq.M.**

Having concrete floor, 3 electrically operated roller shutter doors. Eaves height 12'3", 2 no. swl 2,000Kg overhead pendent operated cranes, works toilet.



Regulated by RICS

**JOHN  
EMMS**  
**COMMERCIAL**

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)

Tel : 01384 257284

**TOWN WORKS, CRADLEY ROAD, NETHERTON, DY2 9PH /continued...**

**EXTENSION OFFICE**

**GROUND FLOOR** 308 28.6

Office with solid floor, electric night storage heaters, UPVC double glazed windows, additional small office and toilet (off).

Stairs lead to :-

**FIRST FLOOR OPEN PLAN OFFICE** 427 39.7

With wooden suspended floor, electric night storage heater, toilet with low level W.C. and wash hand basin.

**EXTENSION OFFICES AREA** 735 Sq.Ft. 68.3 Sq.M.

**GROSS INTERNAL AREA** 10,619 SQ.FT. 986.5 SQ.M.

**SERVICES** The property has gas fired central heating to most offices, mains electricity, water and drainage available, security alarm.

**RATEABLE VALUE** According to the Valuation Office Agency website the 2017 Rateable Value is £31,000.00

**EPC** Available with these particulars.

**TENURE** The property is offered freehold with vacant possession upon completion.

**VAT** All prices, rentals and other outgoings referred to in these sales particulars are exclusive of but may be liable to V.A.T.

Regulated by RICS

**JOHN  
EMMS**  
**COMMERCIAL**

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)

Tel : 01384 257284

**TOWN WORKS, CRADLEY ROAD, NETHERTON, DY2 9PH /continued...**

**FIXTURES & FITTINGS**

2 no. swl 2,000Kg overhead pendant operated cranes, 3 roller shutter doors, external security shutters as fitted, gas fired central heating boiler system and radiators, 3 phase electricity supply, fitted security alarm, barriers to car park, CCTV by separate contract.

All other items in the nature of fixtures and fittings referred to in these particulars will be included within the sale price, all other items being expressly excluded.

**LEGAL COSTS**

Both parties to pay their own respective legal costs incurred in the transaction.

**PURCHASE PRICE**

Price on application.

**VIEWING**

By strict appointment with the Sole Agents :

**John Emms Commercial Tel: 01384 257284**

Email: [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)

Website: [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)

**SUBJECT TO CONTRACT**

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



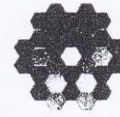
[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)

Tel : 01384 257284



Land Registry  
Official copy of  
title plan

Title number **WM950542**  
Ordnance Survey map reference **SO9487SE**  
Scale **1:1250**  
Administrative area **West Midlands: Dudley**



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number: 100026316



This official copy issued on 9 September 2009 shows the state of this title plan on 9 September 2009 at 08:51:57. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries. This title is dealt with by Land Registry, Coventry Office.

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284