

COMMERCIAL / WAREHOUSE UNIT

FOR SALE



UNIT 1 DADSFORD BRIDGE INDUSTRIAL ESTATE WORDSLEY DY8 5SY

WALTON
&
HIPKISS

KIDDERMINSTER

01562 519 777

STOURBRIDGE

01384 392 371

HAGLEY

01562 886 688

LOCATION

The property is situated in an established Industrial Estate in Wordsley midway between Stourbridge and Brierley Hill. Shops and facilities are available close by in Wordsley and Stourbridge Town Centres.

DESCRIPTION

The property is a fully self contained detached single storey industrial / workshop Unit with shared toilet facilities.

Set within a secured and gated Industrial Estate, the unit is split into a large workshop with 2 further well proportioned areas with roller shutter goods access and separate pedestrian access. Ample car parking is available on a shared basis.

The property has an approximate net internal area of 1,800 sq ft (167 sq m)

PLANNING

Prospective Purchasers are advised to satisfy themselves regarding current or intended uses of the property with the local planning Authority -

Dudley Metropolitan Borough Council

Council House

Priory Road

Dudley DY1 1HF

01384 81 81 81

www.dudley.gov.uk

SERVICES

The unit is subject to an annual service charge (currently £566 per quarter as at July 2025). Electricity is charged by the estate owners on an "as used" basis (currently £125 per quarter as at July 2025)

The building owner is responsible for

Buildings Insurance.

PRICE

Offers in the region of **£200,000** plus VAT are sought for the freehold interest.

LEGAL COSTS

Each party will be responsible for all their own costs in respect of this transaction.

VAT

VAT is payable on the purchase price.

VIEWING

Strictly by appointment with the Agents on 01384 392 371.

OTHER TERMS

VAT

VAT may be levied on the purchase price / rentals or other outgoing

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

References

The successful purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering

The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions

All areas and dimensions are deemed to be approximate only.

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