

# Lot 7

£135,000 Per Annum  
Exclusive

## SIG Roofing, Pedmore Road, **Dudley, West Midlands DY2 0RN**

Prominent Roadside Freehold Builders Merchant Investment Opportunity on 3.9 Acres





## Tenancy and accommodation

# Lot 7

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Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse	3,884 sq m	(41,812 sq ft)	SIG TRADING LIMITED (1)	12 years from 08/03/2011 expiring 07/03/2023 on a full repairing and insuring lease subject to a schedule of condition	£135,000	07/03/2023
	Office	281 sq m	(3,030 sq ft)				
	Warehouse 2	520 sq m	(5,592 sq ft)				
Total		4,685.49 sq m	(50,436 sq ft)			£135,000	

(1) For the year ending 31st December 2018, SIG Trading Limited reported a turnover of £1,112,000,000, pre-tax profits of £2,000,000 and shareholders funds of £260,000,000 (source: SmartSearch 06/08/2020). SIG trades from 425 trading sites across the UK and Ireland and Mainland Europe. (Source: www.sigplc.com)

### Key Details

- Prominent Roadside Location on A4036
- Let to SIG trading Limited
- Site area 3.9 Acres with 30% site coverage
- Comprises 50,436 sq ft Warehouse & Office Accommodation
- Nearby occupiers include Jewson, Travis Perkins, Screwfix and SSE Pipefittings

### Location

**Miles:** 3 miles north of Stourbridge  
7 miles south of Wolverhampton  
13 miles west of Central Birmingham

**Roads:** A4036 (Merry Hill), A458, M5

**Rail:** Cradley Heath

**Air:** Birmingham International Airport

### Situation

Dudley is a large industrialised market town and the administrative centre of the West Midlands, approximately 13 miles west of central Birmingham. The property is located in a prominent position on the east side of the busy A4036 opposite its junction with The Gateway, in a predominantly industrial area. The M5 motorway is 5 miles to the east. Nearby occupiers include Jewson, Travis Perkins, Screwfix and SSE Pipefittings amongst others.

### Description

The property comprises a large ground floor warehouse, together with office accommodation as well as a secondary, smaller warehouse on a site of 3.9 acres.

### Tenure

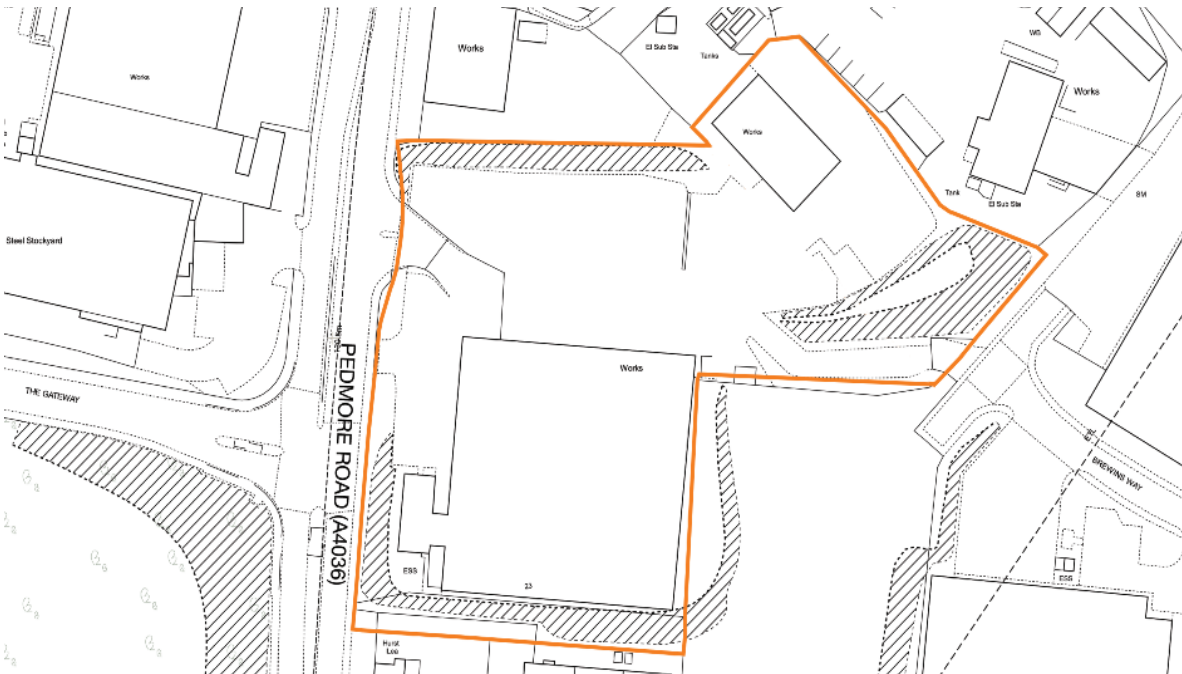
Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Band C. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)



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