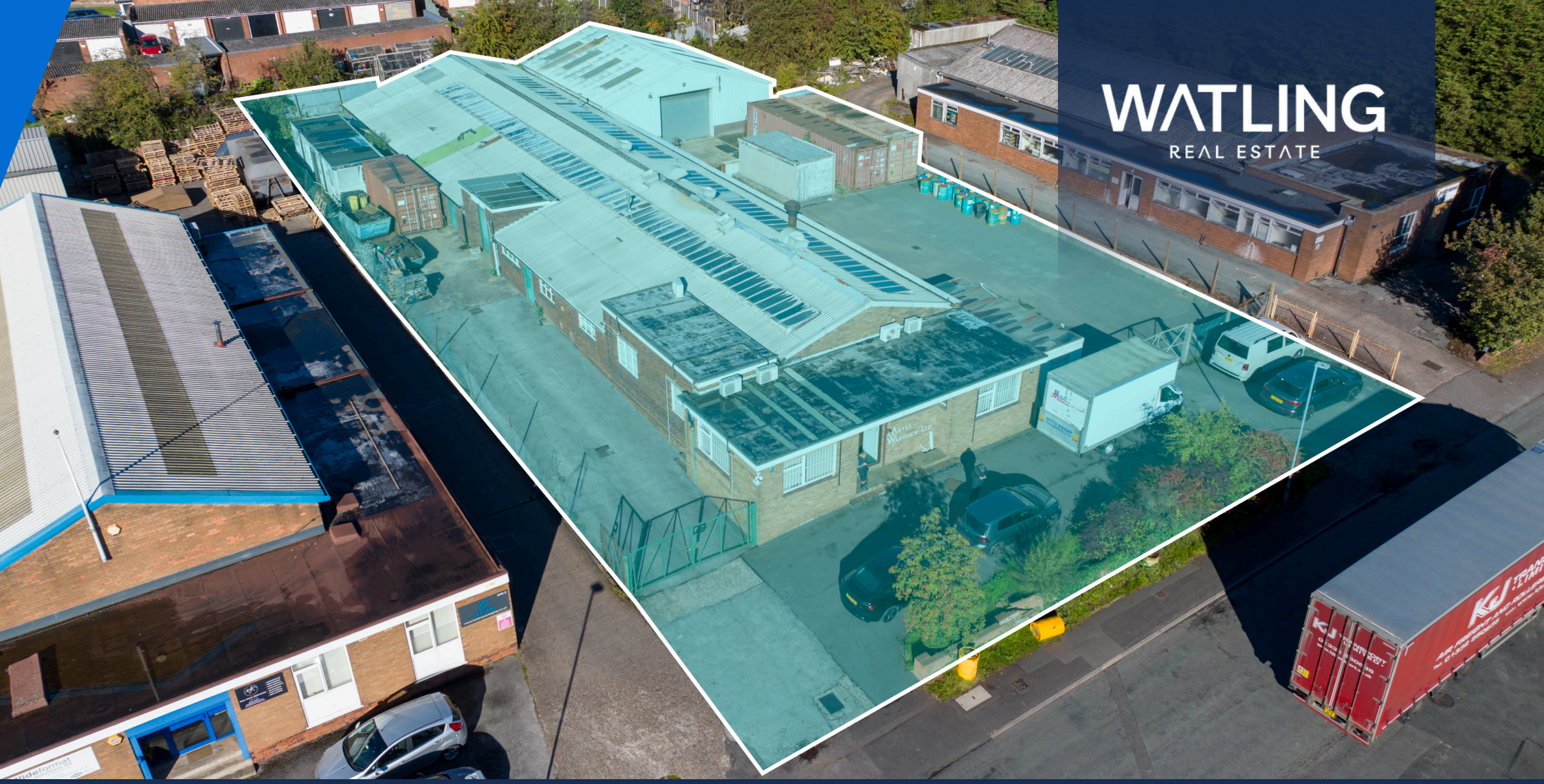


WATLING
REAL ESTATE

For Sale

5 Mount Road, Burntwood, Staffordshire, WS7 0AJ

Vacant Freehold Industrial / Warehouse Premises



Highlights

- Vacant freehold industrial / warehouse premises
- Approximately 8,839 sq.ft. GIA
- Self-contained site with secure yards
- 2 vehicular access points and off-road parking
- Established industrial location within 2 miles of M6 Toll and A5 Trunk Road

Offers are invited in excess of

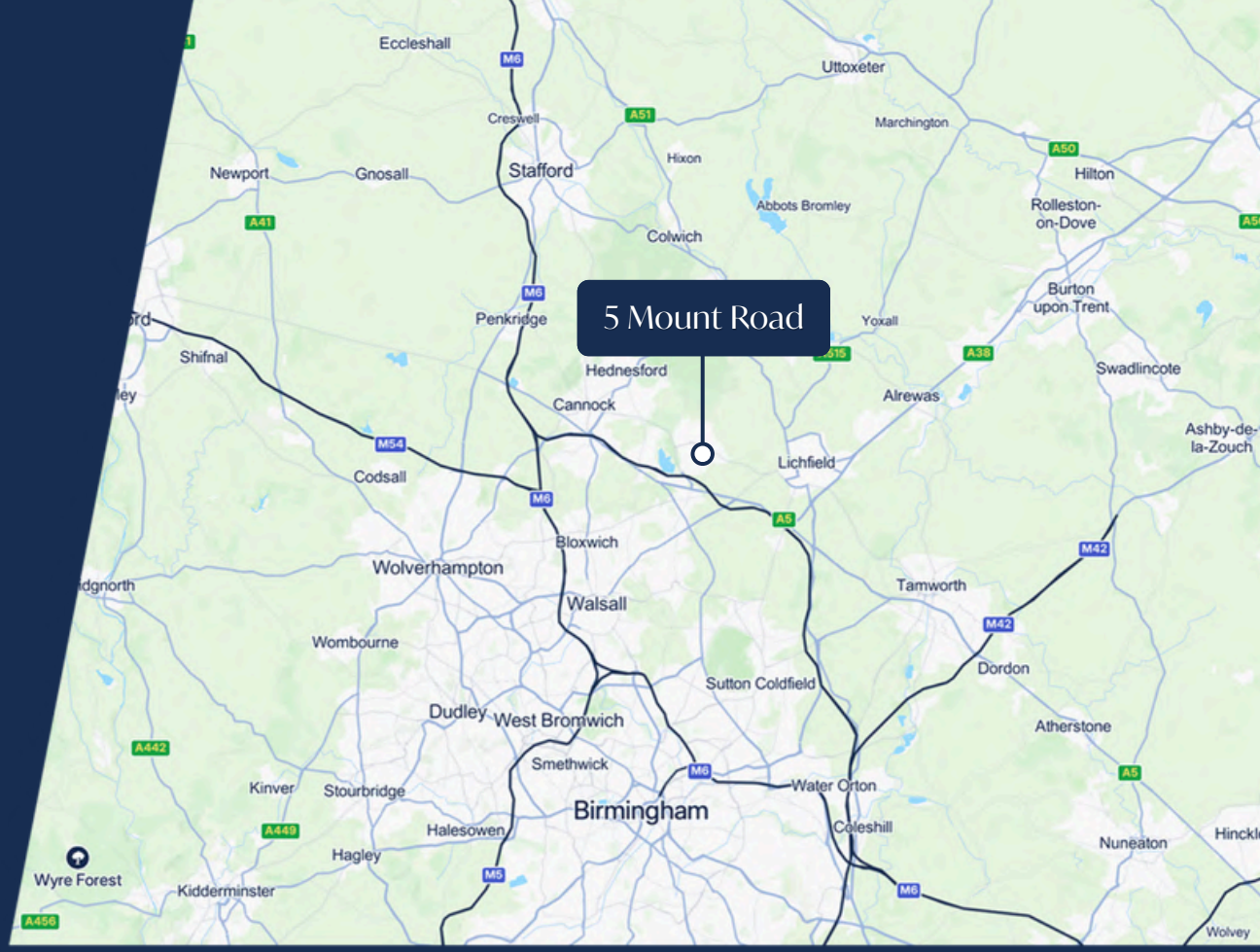
£500,000

Location

The property is situated in a well-established industrial location on Mount Road, Burntwood, Staffordshire, surrounded by a mix of commercial occupiers. The location benefits from good transport connectivity and is well suited to a range of industrial, warehouse and distribution uses.

The property is located within approximately 2 miles of the M6 Toll and A5 trunk road, providing convenient access to the M6, A38 and wider national motorway network, with excellent connectivity to key commercial centres across the Midlands.

Regionally, the property is situated approximately 8 miles north of Walsall, 12 miles west of Tamworth and 16 miles north of Birmingham, providing a strategic location for businesses operating throughout the West Midlands and beyond.









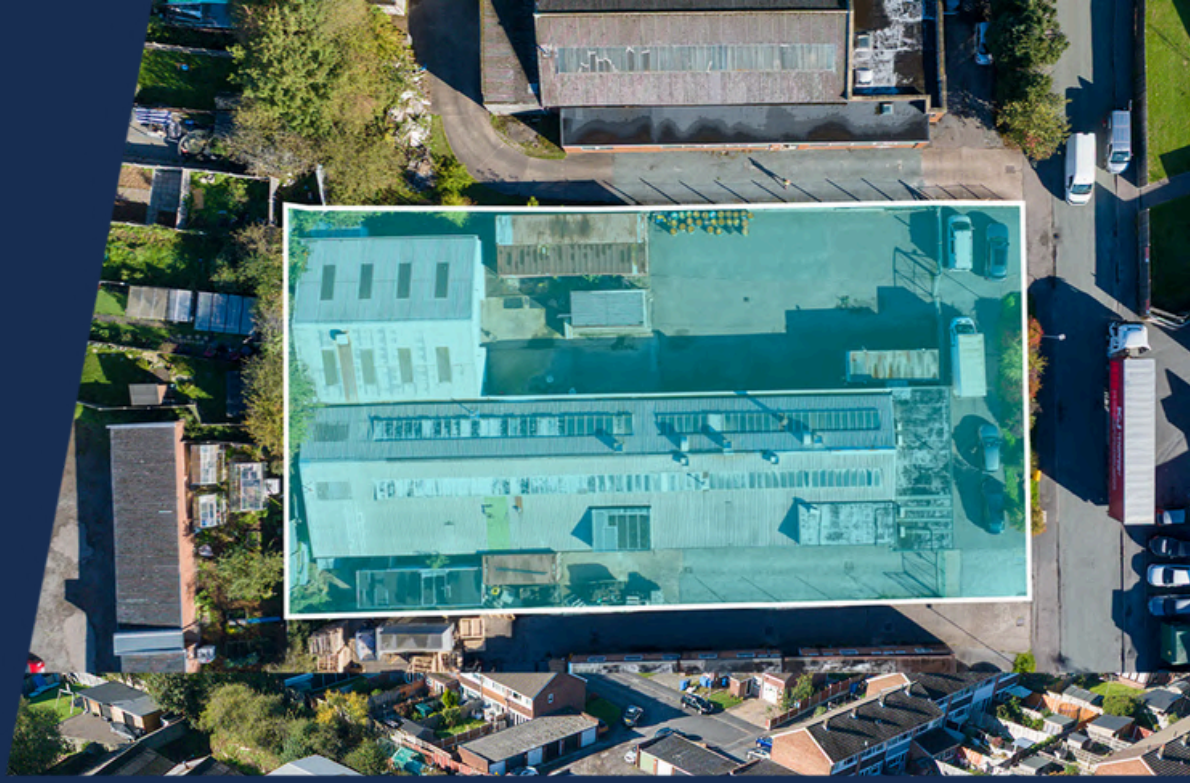
The Property

The property comprises a detached industrial / warehouse premises on a secure self-contained site.

The accommodation is arranged across two interconnected industrial bays. The bays are of steel portal frame construction, with concrete floors throughout, beneath steel clad roofs with translucent rooflights and heating via gas warm air blowers. There are two loading doors, which facilitate access to the secure yards.

There is single-storey office accommodation to the front elevation, providing cellular rooms benefitting from gas fired central heating, perimeter trunking and air conditioning to part.

Externally, the property benefits from secure yard areas to either side of the building of tarmacadam and concrete construction, together with two vehicular access points, providing good circulation and operational flexibility.





TITLE

The property is held freehold under title number SF476581.

Further Information

ACCOMMODATION

We understand the property provides the following gross internal area:

Area	Sq.m.	Sq.ft.
Industrial / warehouse	723.63	7,789
Offices	97.55	1,050
Total	**821.18**	**8,839**

The property occupies a 0.51-acre site, reflecting a site cover of approximately 40%.

BUSINESS RATES

Rateable Value: £34,250 **Rates Payable:** £14,796 p.a. (26/27)

SERVICES

We understand mains services are available to the site, however none have been tested. Interested parties are to rely on their own enquiries.

EPC

A copy of the EPC is provided within the Marketing Pack.

OFFERS

Offers in excess of £500,000 are invited for the freehold interest.

VAT

All prices are quoted exclusive of VAT.

COSTS

Each party is to be responsible for their own costs incurred in the transaction.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, the successful purchaser will be required to provide details regarding the source of funds and ultimate beneficial owners.

VIEWINGS

Strictly by appointment with Watling Real Estate.

MARKETING PACK

A Marketing Pack containing further property information is available upon request.

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WATLING REAL ESTATE

DATE	Property Reference	Subject to Contract
November 2026	223180	

On the instructions of Benjamin Peterson and Lee Causer, acting as Joint Liquidators of Mayes & Warwick Limited. The affairs, business and property of the company are being managed by the Joint Liquidators who act without personal liability.

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