



Industrial Warehouse Opportunity

To Let

10,463 sq ft

The Space

The premises is arranged over the ground and first floors and provides warehouse, office, W/C and staff welfare space.

The unit comprises the following floor areas:

Warehouse: 6,878 sq ft

Offices: 3,585 sq ft

Total: 10,463 sq ft

Unit 2 Sandwell Green
Rounds Green Road
Oldbury
B69 2BU

Industrial Warehouse Unit

Highlights

- Established Business Park location
- Recently refurbished
- Modern office content
- Generous loading and car parking provision

Description

The premises comprises a semi-detached steel portal framed warehouse, which benefits the following specification:

- 6.5m clear internal height
- Warehouse lighting
- Modern two-storey offices
- 3 phase electricity, gas and water available
- Vehicular access provided via a single roller shutter door at the rear of the unit with ample yard loading area
- Integral two storey, modern offices with large reception area, WC and amenity facilities
- Generous dedicated separate car parking area in front and side of the unit

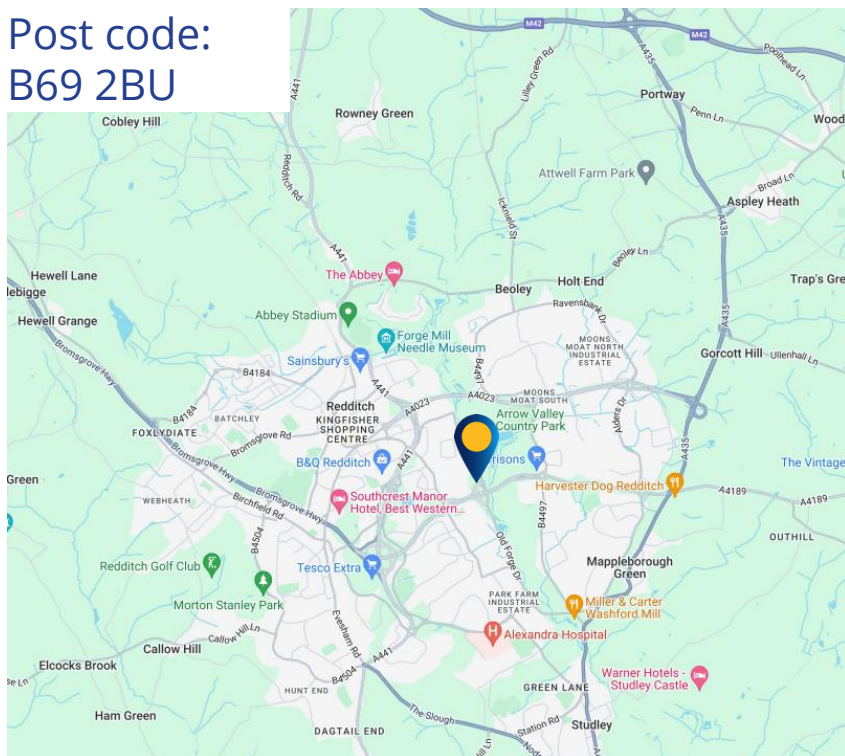
Terms

The unit is available by way of a new lease.

VAT

This property is elected for VAT.

Post code:
B69 2BU



Location

The unit is located on a well-established and maintained industrial estate, Sandwell Green, accessed off Rounds Green Road, which is situated within a wider mixed use commercial area in Oldbury, including industrial, retail and office sectors.

Oldbury is in the heart of the Black Country, which is well located, providing access to the surrounding industrial greater conurbations of Rowley Regis, Tipton, Tividale and West Bromwich.

The national road network is easily accessible via the A4034 and junction 2 of the M5, approximately 1 mile distant.

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

D-88

Contacts

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