



TOTAL PARK OLDBURY

BIRMINGHAM ROAD, OLDBURY
SAT NAV B69 4FF

INDUSTRIAL UNIT & OPEN STORAGE LAND

TO LET
16,227 SQ FT ON 5.66 ACRES



M5 J1
1.5 MILES



M5


TOTAL PARK
OLDBURY



M5

M5 J2
0.5 MILES





16,227 sq ft
(1,507 sq m)



5.66 Acres
(2.29 hectares)



Securely
fenced site



Prime Oldbury
industrial location



10 full height roller
shutter doors



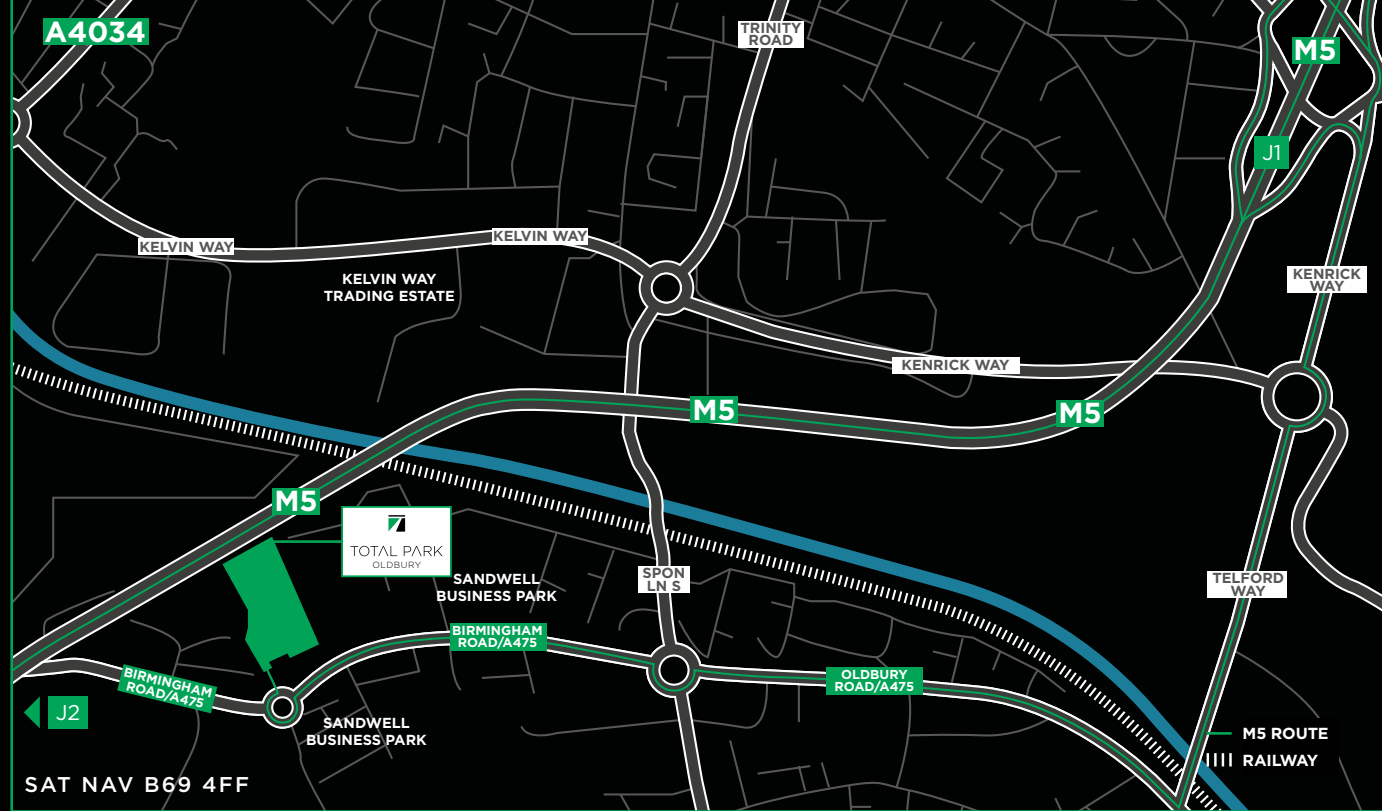
Fast access
to the M5



4.75m
eaves height



B2/B8 use

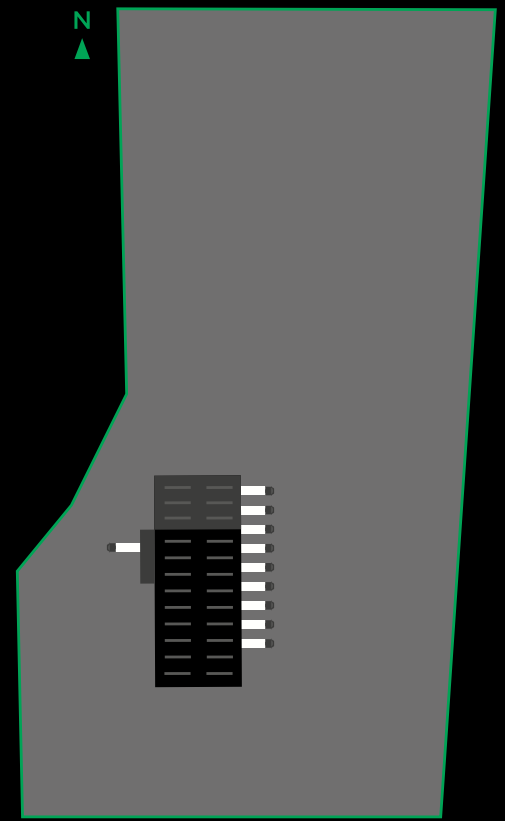


SPECIFICATION

This 5.66 acre site has recently been used as a commercial vehicle servicing dept, and would suit continued use on a B2/B8 basis. There are workshop units of steel portal frame construction with associated office and welfare accommodation on site. Combined, the units benefit from 10 full height roller shutter doors, concrete floor with three inspection pits and a rolling road. An internal wall separates the main unit from the second workshop with a further rolling road, inspection pit and roller shutter doors front and rear. All mains services are available to the site.

LOCATION

The property is located 5 miles to the west of Birmingham. Situated off the Birmingham Road (A457) adjacent to Sandwell Business Park and the M5 motorway, the site is highly visible when travelling either north or southbound. Access is direct from Birmingham Road, providing fast access to the M5 with both J1 and J2 within 2 miles.



FOR MORE INFORMATION PLEASE CONTACT:



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QUOTING RENT

Rent available on application.

VAT

The property is elected for VAT.

RATEABLE VALUE

Rateable Value £130,000 (2020/2021). Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

EPC

D78 (Full EPC report available on request).

