

AVAILABLE JUNE 2024



TO LET 15,952 sq.ft (1,482 sq.m)

- Close to Junction 2, M5
- Two storey offices
- Steel frame construction
- Well established industrial estate

Unit 4, Park Lane Estate, Oldbury, West Midlands, B69 4JX

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Unit 4, Park Lane Estate, Oldbury, West Midlands, B69 4JX



Unit 4, The Park Lane Estate, Oldbury, West Midlands, B69 4JX

Areas (Approx. Gross Internal)

Warehouse	13,885 sq.ft	(1,209 sq.m)
Ground Floor Offices	1,087 sq.ft	(101 sq.m)
First Floor Offices	980 sq.ft	(91 sq.m)
TOTAL	15,952 sq.ft	(1,482 sq.m)

Description:

- Steel frame construction
- Approx 19.3 ft (5.9m) to the eaves
- Plastisol coated roof with metal lining & insulation
- High bay light fittings
- Gas fired warm air heating
- Electric roller shutter approx 18ft (5.5m) wide by 16ft 5" (5.0m) high
- 250 KVA 3 phase power supply
- 160m cubed per hour gas supply

Rent
POA.

Business Rates

All parties to make their own enquiries with Sandwell Metropolitan Borough Council.

Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

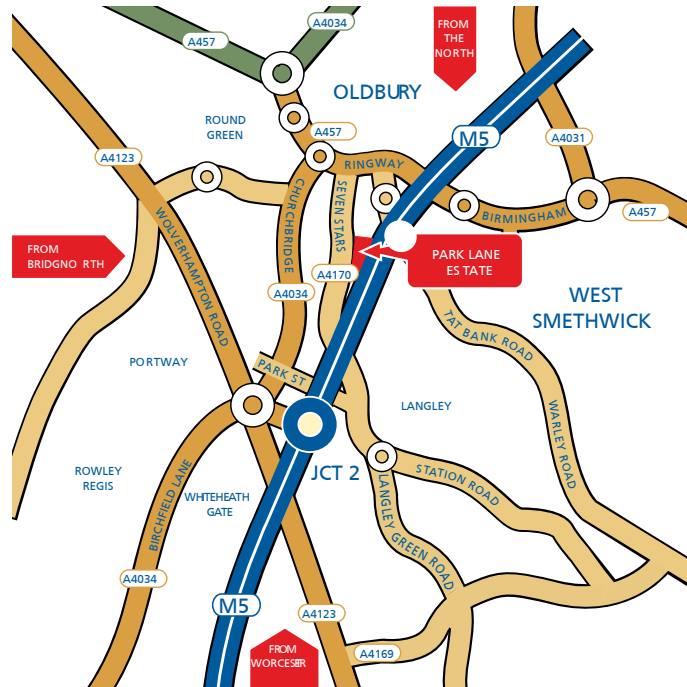
Further information available upon request.

Planning

The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use..

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - B69 4JX

The property is situated in a well established industrial area to the east of Oldbury Town Centre on The Park Lane Estate, which is accessed off the Birmingham Road A457, which is between Junctions 1 and 2 of the M5 motorway.

Viewing

Strictly via prior appointment with the appointed agent



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