

Roof overlay undertaken



TO LET Warehouse / Industrial Unit
5,548 sq.ft (515 sq.m)

Unit 20, The Springfield Estate, Oldbury, West Midlands, B69 4HH

• CCTV Estate Security • Close to Oldbury Town Centre • Less than 2 miles from Junction 2 M5

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Areas (Approx. Gross Internal)

Warehouse	4,947 sq.ft	(459 sq.m)
Office/Ancillary	601 sq.ft	(56 sq.m)
Total	5,548 sq.ft	(515 sq.m)

Description:

- Steel portal frame end terrace unit
- New metal roof overlay
- Approximately 17ft 9" (5.4m) to eaves
- Electric roller shutter door 15ft (4.6m) wide by 15ft 6" (4.7m) high
- LED Lighting
- Security shutters to personal entrance and windows.

Offices

- LED Lighting
- Carpeted
- Electric wall mounted heaters

Rent

POA.

Business Rates

Rateable Value £34,750.

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

All interested parties are to make their own specific enquirers 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 4HH

The property is situated on The Springfield Estate, Oldbury, (off Manchester Street) approached from Birmingham Road A457, which is between Junctions 1 and 2 of the M5 motorway. It is to the east of Oldbury town centre, in an established industrial area and ideally placed for all communications, both nationwide and to all major centres locally.



Viewing

Strictly via prior appointment with the appointed agent

BULLEYS

0121 544 2121

[BULLEYS.CO.UK](https://www.bulleys.co.uk)

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Unit 20 The Springfield Estate is being marketed without prejudice to the terms of the existing lease and is subject to vacant possession

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