LANDLORDS WORK TO BE UNDERTAKEN

Trade/Industrial/Warehouse Unit 17,872 sq.ft (1,660 sq.m)

Unit 5&6 The Park Lane Estate, Oldbury, West Midlands, B69 4JX

• Close to Junction 2, M5 • Approx 19.3 ft (5.9m) to the eaves • Dedicated car parking and yard area • Ample paking space



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Areas (Approx. Gross Internal)

Total	17.872 sa.ft	(1,660 sq.m)
First Floor Offices	1,720 sq.ft	(160 sq.m)
Ground Floor Warehouse & Offices	16,152 sq.ft	(1,500 sq.m)

Description

WAREHOUSE

- Steel frame construction
- Approx 19.3 ft (5.9m) to the eaves
- Plastisol coated roof with metal lining & insulation
- LED and high bay lighting
- Gas fired warm air heating (not tested)
- Three electric roller shutter approx 18ft (5.5m) wide by 16ft 5" (5.0m) high

OFFICE

- Carpeted with suspended ceilings
- LED lighting throughout
- Heating system
- Toilet & kitchen facilities

Rent & Business Rates POA

Service Charge & Insurance

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises, the premiums to be recovered from the tenant.

Energy Performance

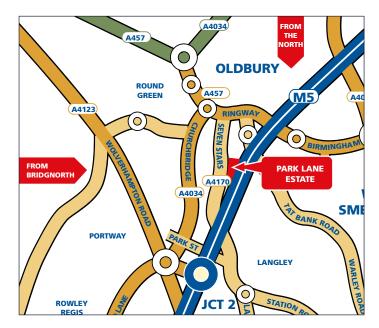
Further information available upon request.

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.

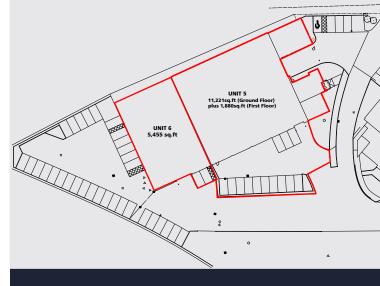


Location - B69 4JX

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, between Junctions 1 and 2 of the M5 motorway.

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Viewing

Strictly via prior appointment with the appointed agents

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