



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

UNIT 1A JUNCTION 2 INDUSTRIAL ESTATE DEMUTH WAY OLDBURY B69 4LT



12,819 sq. ft. (1,191 sq. m.)

Approx. Gross Internal Area

*** Adjacent to Junction 2 of the M5 motorway**

*** Recently refurbished**





Location:

The property is situated on the Junction 2 Industrial Estate which is adjacent to Junction 2 of the M5 motorway.

Oldbury Town Centre is approximately ½ mile North and Birmingham City Centre is approximately 6 ½ miles South East.

Description:

The property comprises a steel portal frame warehouse/workshop with integral two storey offices incorporating a trade counter area. The eaves height extends to approximately 5.6 metres (8 ½ feet) with access via a roller shutter door.

The two storey offices provide a mix of cellular and open plan accommodation incorporating works and office toilets and canteen facilities.

Refurbishment works have recently been undertaken.

Externally, there is a large tarmac surfaced parking and yard area.

Accommodation:

	Sq. M.	Sq. Ft.
<u>Ground floor</u>		
Warehouse/ Production	959.91	10,333
Office	115.52	1,243
<u>First floor</u>		
Office	115.52	1,243
Approx. Total Gross Internal Area	1,191	12,819

Tenure:

The premises are available by means of a new full repairing and insuring lease upon terms to be agreed.

Rental:

Quoting rent upon application from the Agents.

Service Charge:

The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas.

Business Rates:

Rateable Value (2010): £51,500

Services:

We understand that all mains services are connected to the property. Interested parties are advised to make their own enquiries of the relevant utility providers.

EPC:

EPC Rating: D (97)

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All quoting rents are exclusive of VAT which may be chargeable.





Viewing:

Strictly via prior appointment with the joint agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Fax: 0121 455 6595

Contact: Charles D'Auncey
Email: Charles.dauncey@harrislamb.com

Contact: Sara Elwell
Email: Sara.elwell@harrislamb.com

Or

AlexRE

AlexRE
79 Victoria Road
Birmingham
B17 0AQ

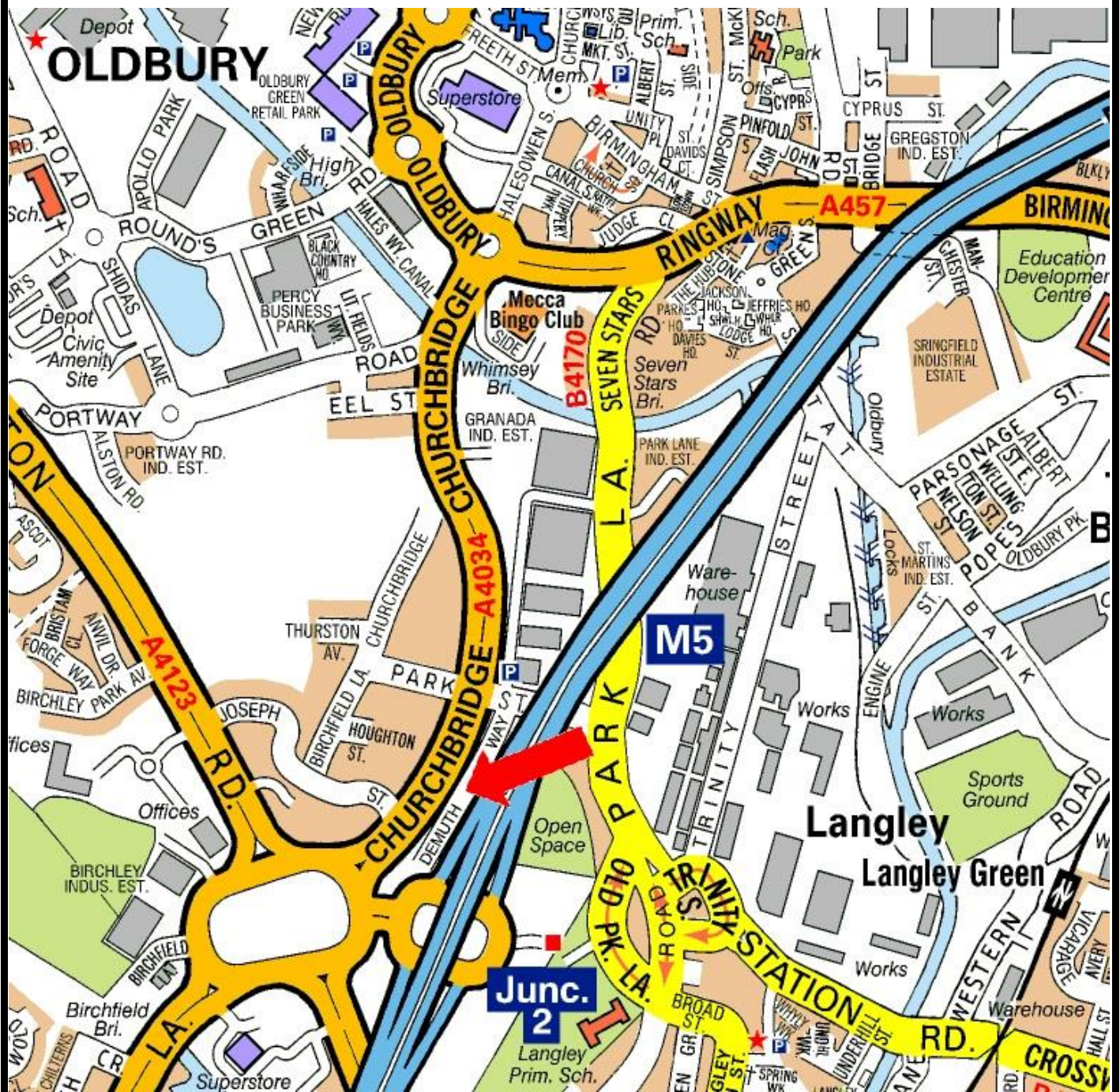
Tel: 0121 427 1315

Contact: Mark Alexander
Email: Ma@alexre.co.uk

Ref: G4783
Date: October 2015

Subject To Contract





Unit 1a, Junction 2 Industrial Estate
Demuth Way
Oldbury, West Midlands
B69 4LT



Not to Scale
For identification purposes
only.

harrislamb
PROPERTY CONSULTANCY