

Industrial / Warehouse Unit TO LET.



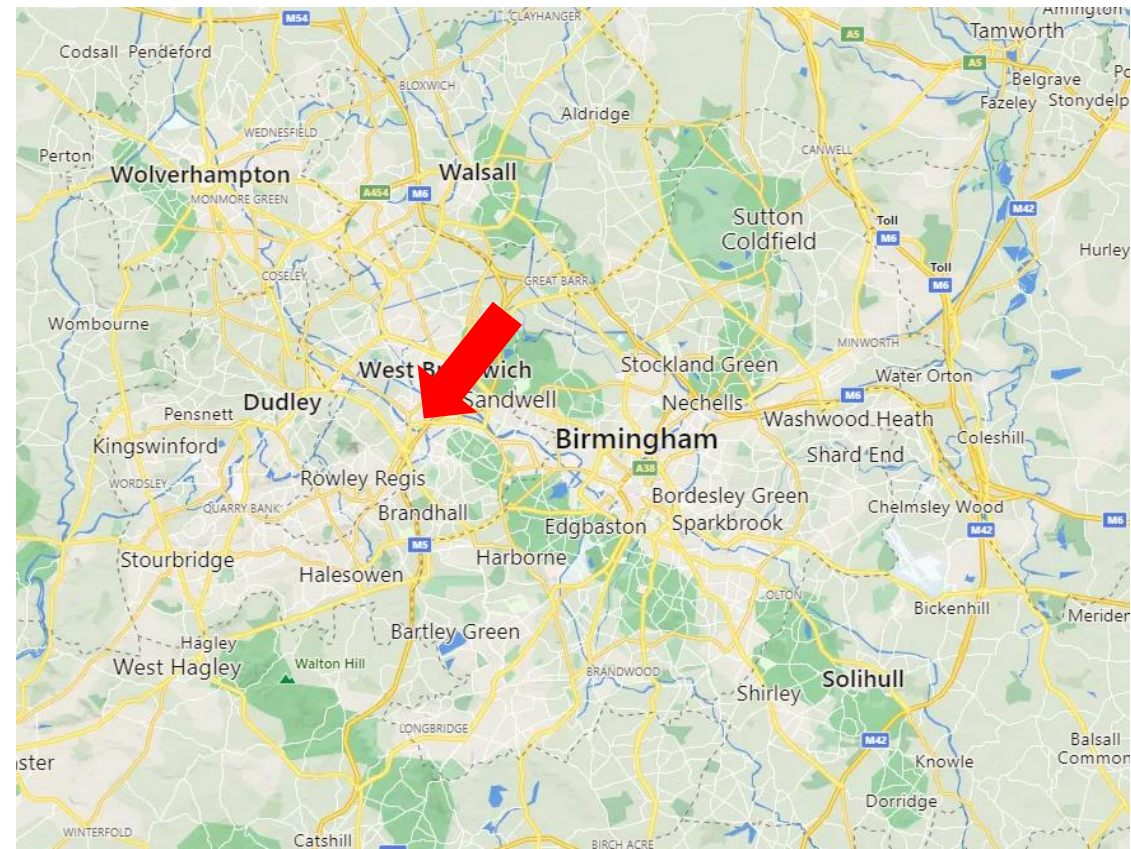
*Unit 9, Granada Trading Estate, Demuth Way, Oldbury, B69 4LH .
15,802 SQ FT (1,468.11 SQ M).*



PROPERTY SUMMARY.

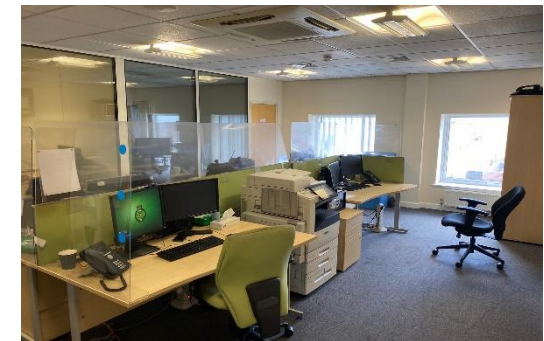
The property comprises an industrial warehouse of steel portal frame construction with part block elevations, surmounted by a pitched profile metal clad roof. The property benefits from the following specification:

- 7m eaves rising to 10.1m at the apex
- Hard surface concrete floor
- 2 level access roller shutter doors
- Integral offices included with male and female toilets and kitchen facilities on both floors
- LED lighting in warehouse
- Communal yard area
- Off-road car parking facilities



LOCATION.

Granada Trading Estate is located in Oldbury in the West Midlands, approximately 6 miles east of Birmingham city centre. Oldbury forms part of the Black Country, a traditionally industrial area of the West Midlands, along with West Bromwich (1.5 miles to the north), Dudley (3 miles to the west), Walsall (6 miles to the north) and Wolverhampton (8 miles to the north-west).



FLOOR AREA.

We have been provided with the following GIA floor areas which are as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	10,759	999.57
Offices	5,043	468.54
Total	15,802	1,468.11

TERMS.

The premises are available on new fully repairing and insuring lease terms for a term to be agreed.

RENT.

On application

SERVICES.

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.



EPC.

Available upon request.

RATEABLE VALUE.

To be assessed by the relevant authority.

SERVICE CHARGE.

Available on request.

LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

VAT.

VAT may be payable on any transaction at the prevailing rate.



Contact.



For further information, or to arrange a viewing, please contact the Industrial Agency Team:

JAMES CLEMENTS

+44 121 233 6460
+44 7436 165 015
james.clements@knightfrank.com

ED KENNERLEY

+44 121 233 6461
+44 7972 187 779
edward.kennerley@knightfrank.com

MATT WYETH

+44 121 233 6456
+44 7815 465 506
matt.wyeth@knightfrank.com

IMPORTANT NOTICE

Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice.

Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [14/02/2022]. Photographs and videos dated [14/02/2022].]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people &
property, perfectly.

