



TO LET

Warehouse/Industrial Unit

4,161 sq.ft (386 sq.m)

Unit 16 Springfield Estate, Oldbury, West Midlands. B69 4HH

- CCTV Estate Security
- Electric Estate Gates
- Close to Oldbury Town Centre
- Less than 2 miles from Junction 2 M5

LCP.

part of MCore

01384
400123

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Unit 16 Springfield Estate, Oldbury, West Midlands. B69 4HH

Areas (Approx. Gross Internal)

Total	4,161 sq.ft	(386 sq.m)
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Description

Warehouse

- Approximately 17.4ft (5.3m) to the eaves
- Colour coated, angular profiled steel roof
- Double skin roof lights to the warehouse area
- Electric roller shutter door 15.6ft (4.8m) by 15.6ft (4.8m)
- Suspended gas fired heater
- LED lighting
- Works toilet

Offices

- Security shutters to windows and doors
- Suspended ceilings
- LED lighting
- Wall mounted electric heaters
- Toilet facilities are provided

Rent

POA.

Rateable Value

To be re-rated



Service Charge and Insurance

A service charge of £0.48 per sq.ft will be levied for the maintenance of common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

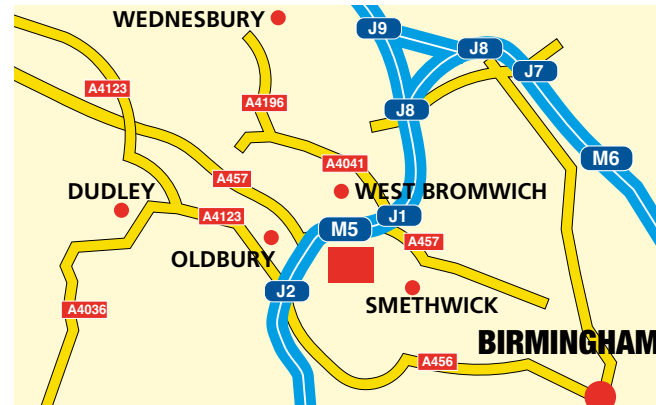
C-69. Further information available upon request.

Planning

The property is 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 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.

Close proximity to Junction 2 of the M5



Viewing

Strictly via prior appointment with the appointed agent:

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