

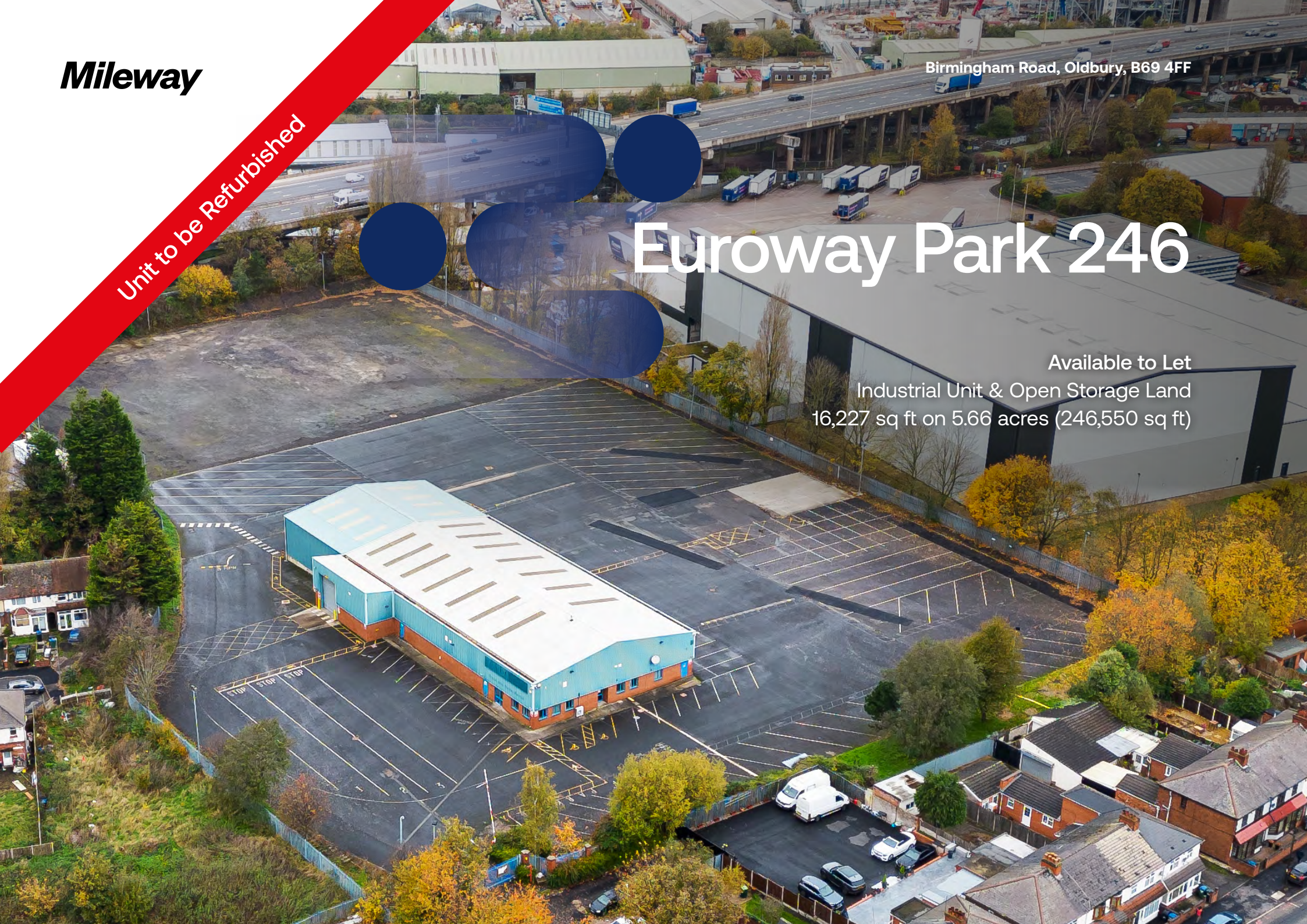
Mileway

Birmingham Road, Oldbury, B69 4FF

Unit to be Refurbished

Euroway Park 246

Available to Let
Industrial Unit & Open Storage Land
16,227 sq ft on 5.66 acres (246,550 sq ft)



Euroway Park 246



Class 1 Open Storage site



Secure and fenced



10 full height roller shutter doors



Fast access to the M5



B2/B8 Use



4.75m eaves height

Available to Let
Industrial Unit & Open Storage Land
16,227 sq ft on 5.66 acres (246,550 sq ft)

Located in a prime Oldbury industrial location, this 5.66 acre site has recently been used as a commercial vehicle dept, and would suit continued use on a B2/B8 basis. The site is a Class 1 (82) open storage site and is fully secure and fenced. The surface of the yard is a combination of tarmac and hard-standing.

The workshop unit of steel portal frame construction with associated office is due to be extensively refurbished. Combined, the units benefit from 10 full height roller shutter doors, lighting, concrete floor with three inspection pits and a rolling road and welfare accommodation on site.

Site Plan



Accommodation

| | sq ft (Approx GIA) | sq m (Approx GIA) | Acres |
|-----------|-----------------------|----------------------|-------|
| Unit Size | 16,227 sq ft | 1,507 sq m | - |
| | sq ft (Approx GIA) | sq m (Approx GIA) | Acres |
| Yard Size | 246,550 sq ft | 22,905 sq m | 5.66 |



Location



Euroway Park 246

EPC

To be reassessed following refurbishment.

VAT

The property is elected for VAT.

Mileway

Thomas Sykes
T 0113 8683776
Yorkshire@mileway.com

Viewing / Further Information



Georgina Thompson
T 07793 461 360
georgina.thompson@m1agency.co.uk

Kayleigh Mason
T 07747 486 661
kayleigh.mason@m1agency.co.uk

Planning

The site benefits from a B2/B8 planning consent. Further enquiries with the local authority - Sandwell Council.

Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

Carter Jonas
0121 285 9470
www.carterjonas.co.uk

Sam Cooke
T 07917 202 576
sam.cooke@carterjonas.co.uk

Archie Dupree
T 07393 259 922
archie.dupree@carterjonas.co.uk

Birmingham Road, Oldbury, B69 4FF

Rateable Value

Rateable Value £148,000 (2023). Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

Location

The property is located 5 miles to the west of Birmingham. Situated off the Birmingham Road (A457) adjacent to Sandwell Business Park and the M5 motorway, the site is highly visible when travelling either north or southbound.



By Road

Access is direct from Birmingham Road, providing fast access to the M5 with both J1 and J2 within 2 miles.



By Rail

Sandwell & Dudley railway station is located 1 mile to the north with regular direct services into Wolverhampton, Birmingham, and London.



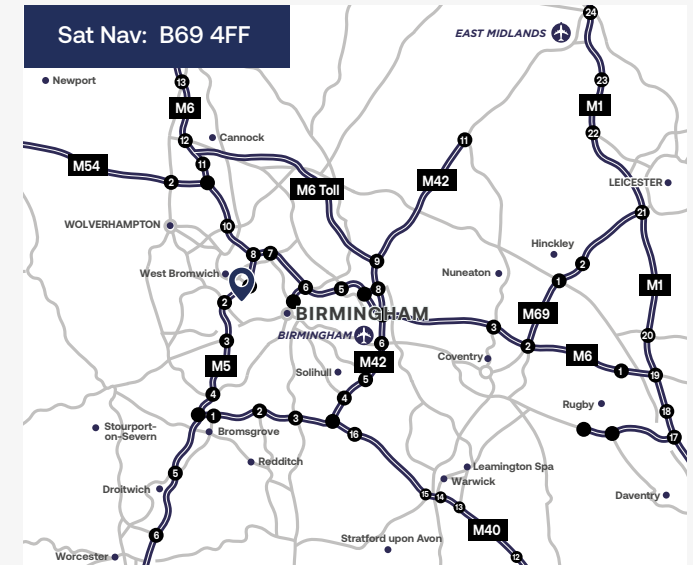
Bus routes

Routes 21 and 87 run along Birmingham New Road providing services from Dudley to Bearwood and Birmingham City Centre.



Airport

Birmingham airport is located approximately 21 miles to the Southwest.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. November 2023