

TO LET

Industrial / Warehouse Premises

Colliers



Unit 2 Sandwell Green
Rounds Green Road
Oldbury
B69 2BU

- Located in an established commercial location
- Within 1 mile to Junction 2 of M5
- Modern warehouse with two storey integral offices
- Minimum eaves height of 6.5m
- Generous yard with separate car parking

10,463 sq ft (972.02 sq m)

CONTACT US

Viewing is strictly by prior appointment
with Colliers, through:

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Unit 2 Sandwell Green, Rounds Green Road, Oldbury, B69 2BU

LOCATION

The unit is located on a well-established and maintained industrial estate, Sandwell Green, accessed off Rounds Green Road, which is situated within a wider mixed use commercial area in Oldbury, including industrial, retail and office sectors.

Oldbury is in the heart of the Black Country, which is well located, providing access to the surrounding industrial greater conurbations of Rowley Regis, Tipton, Tividale and West Bromwich.

The national road network is easily accessible via the A4034 and junction 2 of the M5, approximately 1 mile distant.

DESCRIPTION

- Semi-detached unit
- Minimum eaves height of approximately 6.5m
- Steel portal frame construction
- Full height brick/block elevations
- Insulated and lined profile clad roofs incorporating intermittent translucent roof lights
- Warehouse strip lighting
- 3 phase electricity, gas and water available
- Vehicular access provided via a single roller shutter door at the rear of the unit with ample yard loading area
- Integral two storey, good quality offices with large reception area, WC and amenity facilities
- Generous dedicated separate car parking area in front and side of the unit
- Potential to refurbish and provide additional warehouse space and reduce existing office provision to suit.

ACCOMMODATION

Gross internal areas approximately:

	Sq ft	Sq m
Warehouse	2,420	224.83
<u>Offices</u>	<u>8,043</u>	<u>747.19</u>
Total	10,463	972.02

LEASE TERMS

The units are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£7.00 per sq ft

SERVICE CHARGE

A service charge is levied to cover the communal costs and services for the estate. Contact the agents for further details.

RATEABLE VALUE

2023 Rateable Value £62,500.

Interested parties should contact the local authority to confirm their specific liability.

VAT

We understand that the property is opted to tax so the transaction will be subject to VAT at the prevailing rate.

EPC RATING

D-94

PLANNING

We are advised that the unit is suitable for light industrial, general industry and storage/distribution uses falling within Class E, B2 and B8. Interested parties are however advised to make their own enquiries with Sandwell Metropolitan Borough Council.

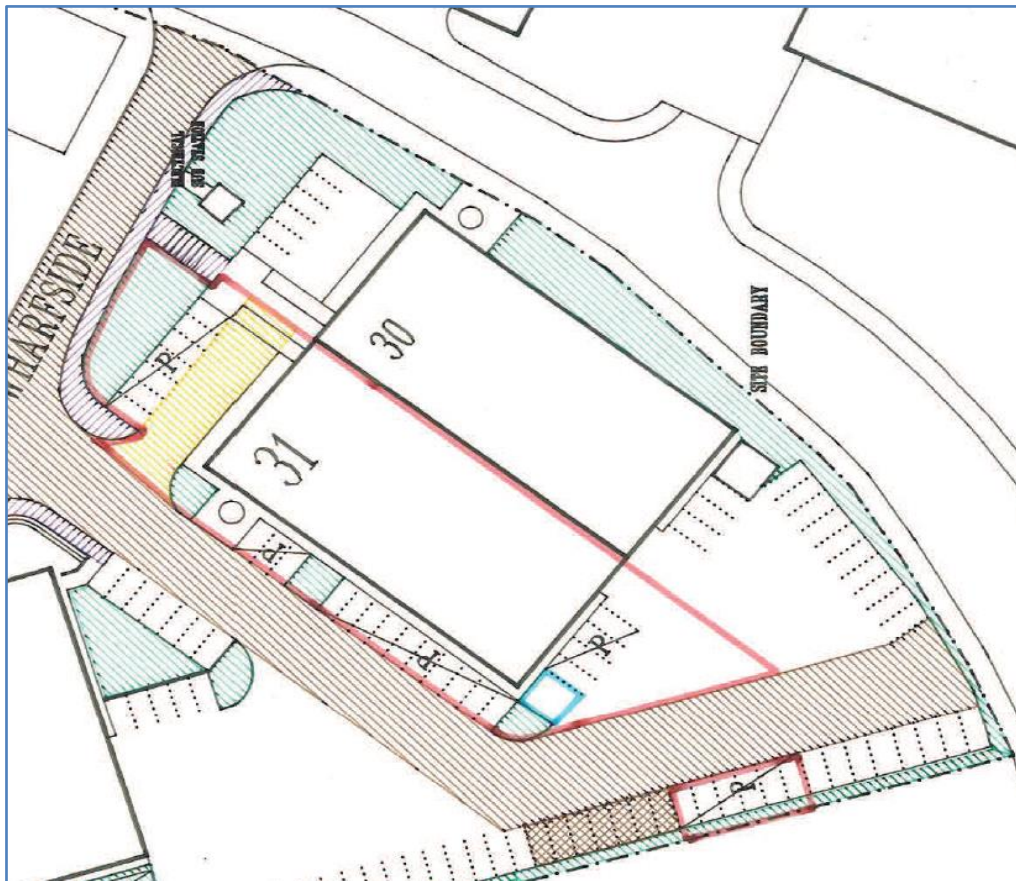
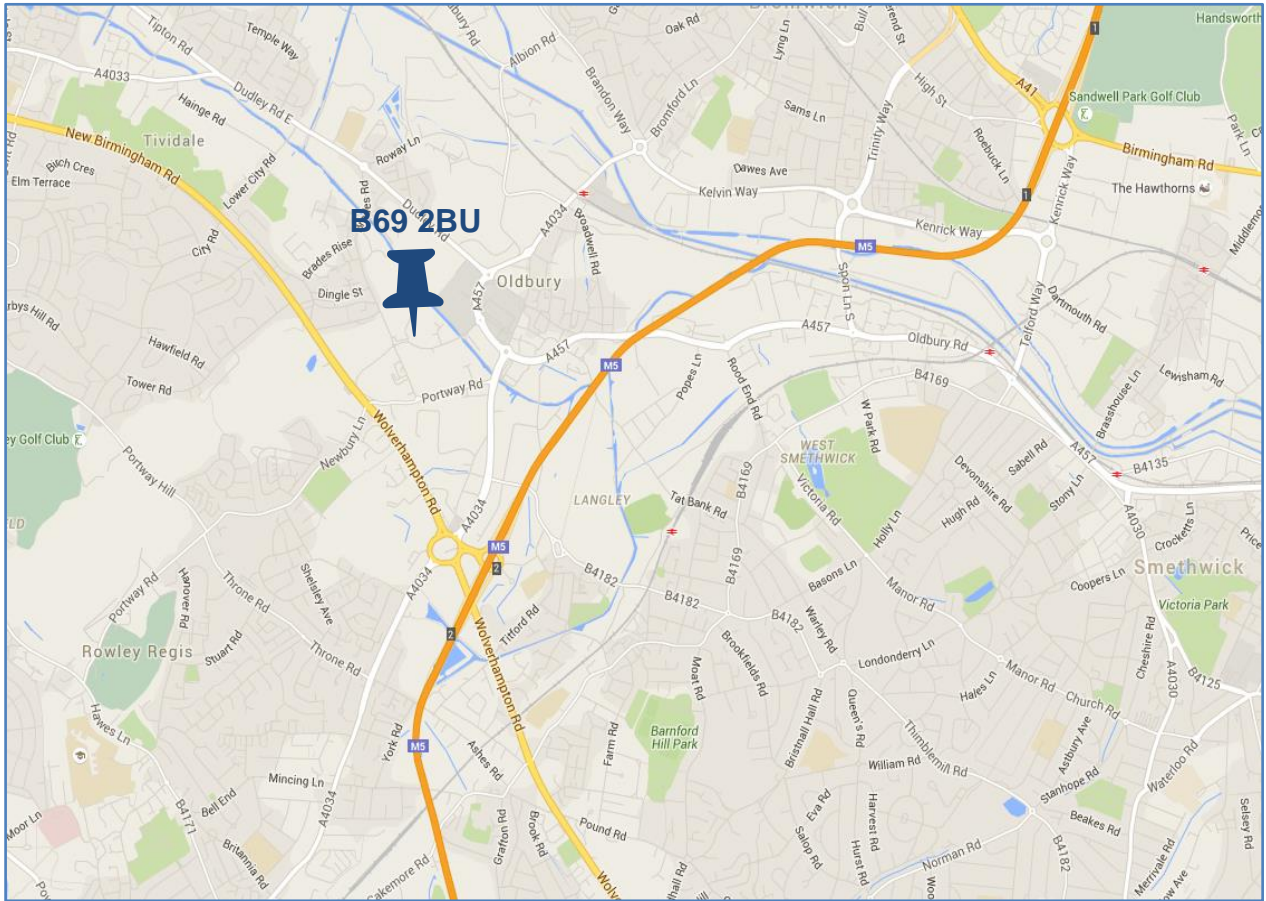
LEGAL COSTS

Each party to bear their own legal and surveyor costs incurred in the transaction.

VIEWING

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