



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**INDUSTRIAL/WAREHOUSE
UNIT**

**8,649 sq ft
(803 sq m)**



**UNIT 6 PORTWAY ROAD INDUSTRIAL ESTATE,
ALSTON ROAD, OLDBURY B69 2PP**



- ◆ Detached unit with offices.
- ◆ Fenced and gated secure yard.
- ◆ 0.5 miles from Junction 2 of the M5.
- ◆ Available May 2026.

VIEW MORE AT [BULLEYS.CO.UK](https://www.bulleys.co.uk)

LOCATION

The property is located on the Portway Industrial Estate with extensive frontage to Portway Road and Wolverhampton Road (A4123). Junction 2 of the M5 Motorway is approximately 1 1/2 mile away and access to Dudley and both Wolverhampton and Birmingham city centres are easily accessible via the A4123 Wolverhampton Road/Birmingham New Road.

DESCRIPTION

The property comprises a single warehouse/industrial unit with an attached single storey flat roof office. The warehouse is constructed with a steel portal frame with masonry walls to half height under a sheeted roof. The warehouse has a minimum eaves height of 3.8m rising to 5.4m. The warehouse is accessed via roller shutter doors in the front and rear elevations.

The offices are constructed with brick/blockwork elevations under a flat roof. The offices provide WC and kitchenette facilities.

Along the front and side elevations of the property is car parking accessed via gated palisade fencing. The unit has the benefit of a side gated secure yard for the sole use of this unit next to a sub-station.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 6	8,649	803

SERVICES

We are advised that mains water, gas and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

RENT

Please contact the agent for full details.

LEASE TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

SERVICE CHARGE

A charge is levied to cover the costs for the maintenance of the estate. Please contact the agent for further details.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £50,000

Rates Payable: £24,950 (April 2026)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

A virtual tour, together with aerial photography and further information is available at: bulleys.co.uk/5portway

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details amended 02/26