



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNIT

**14,570 sq ft
(1,353.59 sq m)**



**UNIT 3 WHARFSIDE, ROUNDS GREEN ROAD,
SANDWELL GREEN, OLDBURY, WEST MIDLANDS, B69 2BU**



- ◆ Located within an established industrial location.
- ◆ Modern warehouse with two storey integral offices.
- ◆ Generous yard with separate car parking.
- ◆ Minimum eaves height of 6 m.
- ◆ Within 1 mile to Junction 2 of M5.

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

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. The motorway is easily accessible via the A4034 with junction 2 of the M5 lying approximately 1 mile distant.

DESCRIPTION

- ◆ Modern industrial unit.
- ◆ Minimum eaves height of approximately 6m rising to 7.6m.
- ◆ Steel portal frame construction.
- ◆ Full height brick/block elevations.
- ◆ Insulated and lined profile clad roofs incorporating translucent roof lights.
- ◆ Concrete floor.
- ◆ 3 phase electricity, gas and water available.
- ◆ Vehicular access provided via two roller shutter doors at the rear of the unit with ample yard loading area.
- ◆ Integral two storey, high-quality offices with reception area, WC and amenity facilities.
- ◆ Dedicated separate car parking area in front and side of the unit.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit	14,570	1,353.59

TENURE

The property is available by way of sub-lease, assignment or a new lease for a term of years to be agreed.

RENT

Please contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on [0845 352 2266](tel:0845 352 2266).

SERVICE CHARGE

A service charge is levied to cover communal costs and services. 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: £70,500

Rates Payable: £39,127.50 (2025/26)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable.

Interested parties should check this position and enquire to the Local Authority to confirm their specific liability on [0845 352 2266](tel:0845 352 2266).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

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WEBSITE

Photography and further information is available at Bulleys.co.uk/wharfsideunit3

VIEWING

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

Details prepared 01/26