



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET**

**INDUSTRIAL/WAREHOUSE  
UNITS**

**7,441— 7,968 sq ft  
(692- 740 sq m)**



**OLD PARK INDUSTRIAL ESTATE, OLD PARK ROAD,  
WEDNESBURY, WS10 9LR**



◆ Located in an established industrial area.

◆ 5.6m eaves

◆ Refurbished units.

◆ Approx. 1 mile North of Black Country New Road (A41).

◆ Junction 9 of M6 Motorway approximately 1.25 miles distant.

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## LOCATION

Old Park Industrial Estate is located on Old Park Road in Wednesbury, which is at the junction of Whitley Street/Manor House Road (B4200), which is turn is off Trowse Lane just off the High Bullen roundabout, which leads onto the High Bullen (A461). The estate is well located for access to both the Black Country New Road (A41) and Junction 9 of the M6 Motorway being approximately 1.25 miles to the north east via the A461, and provides access to the local and national motorway network.

## DESCRIPTION

Old Park Industrial Estate is an estate of multi let industrial units, being of steel portal frame construction beneath a pitched insulated roof with translucent roof lights, brick elevation and a concrete roof.

The properties are lit by a mixture of LED and fluorescent strip lights with vehicular access via roller shutter doors at the front and rear of each bay.

The minimum eaves height is approximately 5.6m rising to approximately 7.0m. The units have a separate pedestrian access door to the front, WC facilities and a small office/storage room.

## ACCOMMODATION

Approximate gross internal floor area:-

|         | <b>sq ft</b> | <b>sq m</b> |
|---------|--------------|-------------|
| Unit 3A | 7,968        | 740         |
| Unit 7C | 7,441        | 692         |

## OUTSIDE

A loading/unloading area is provided to the front and rear of the property with parking to the front.

## RENT

Unit 3A: £55,776 per annum exclusive.  
Unit 7C: £52,087 per annum exclusive

## LEASE TERMS

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

## SERVICE CHARGE

Please contact the agent for further details.

## PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council.

## RATES

We are advised by Valuation Office Agency website that the assessments are as follows:

|         | <b>Rateable Value</b> | <b>Rates Payable</b> |
|---------|-----------------------|----------------------|
| Unit 3A | £28,500               | £14,221.50 (2024/25) |
| Unit 7C | £25,250               | £13,786.50 (2024/25) |

Small Business Rates Relief and Transitional Relief/ Surcharges where applicable may be available and interested parties should enquire to the Local Authority to confirm their specific liability.

## VAT

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

## EPC

EPC's have been undertaken and the units has been awarded the following grades

Unit 3A: 56 C  
Unit 7C: 66 C

## WEBSITE

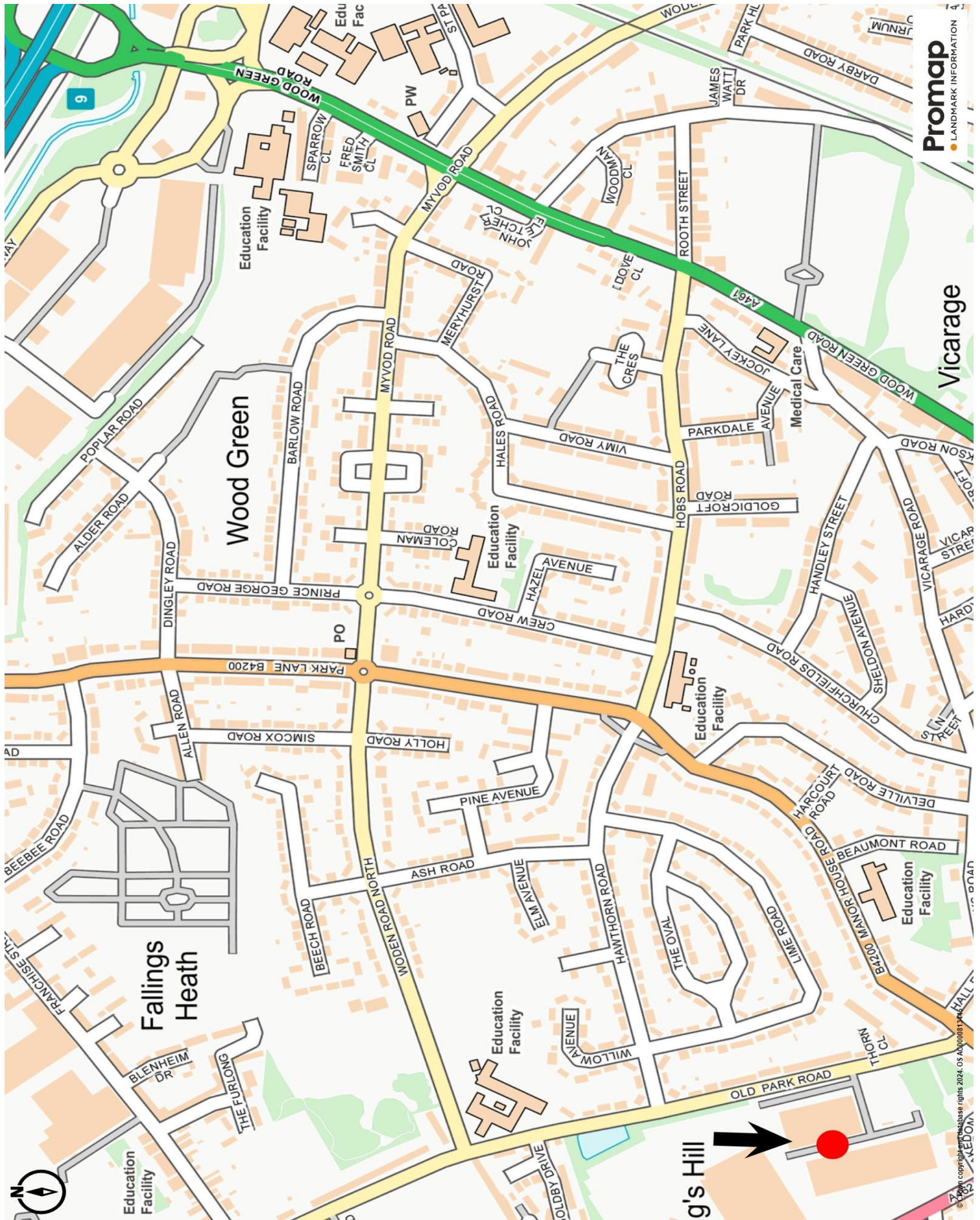
Aerial photography and further information is available at: [bulleys.co.uk/oldpark](https://bulleys.co.uk/oldpark)

## VIEWING

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

Details prepared: 12/24





#### IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.