

# Development Land and Industrial Unit

As a Whole or in  
Two Lots

Navigation Close  
Oldbury  
B69 4FN





# Lot 1 Development Land

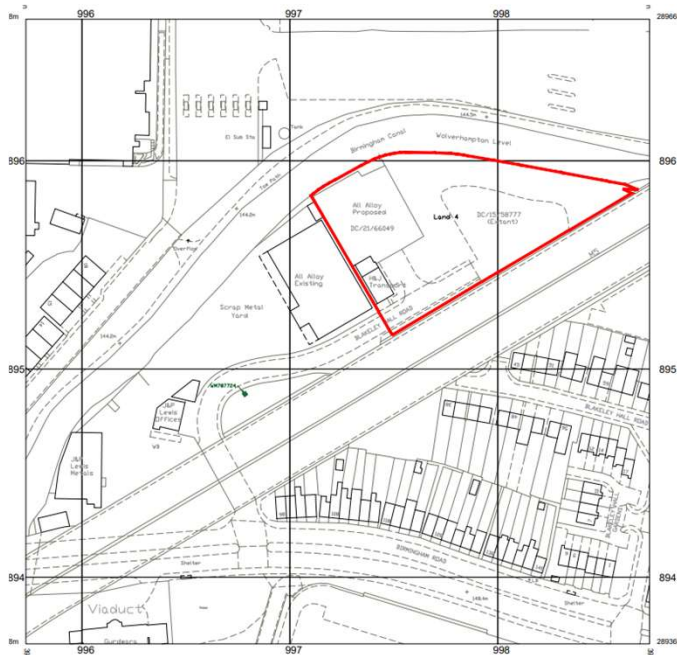
Development land available for industrial usage. Accessible via Navigation Close Extant planning permission DC/15/58777 for large industrial unit.

## Description

Site of approx. 1.78 acres or 77,800 sq. ft to let @ £2/sq. ft in whole or part.

May consider a sale for £2.9 million.

The site is located off Navigation Close, 1.5 miles east of Junction 2 of the M5, approx. 5.6 miles from central Birmingham.





## Lot 2 Industrial Unit

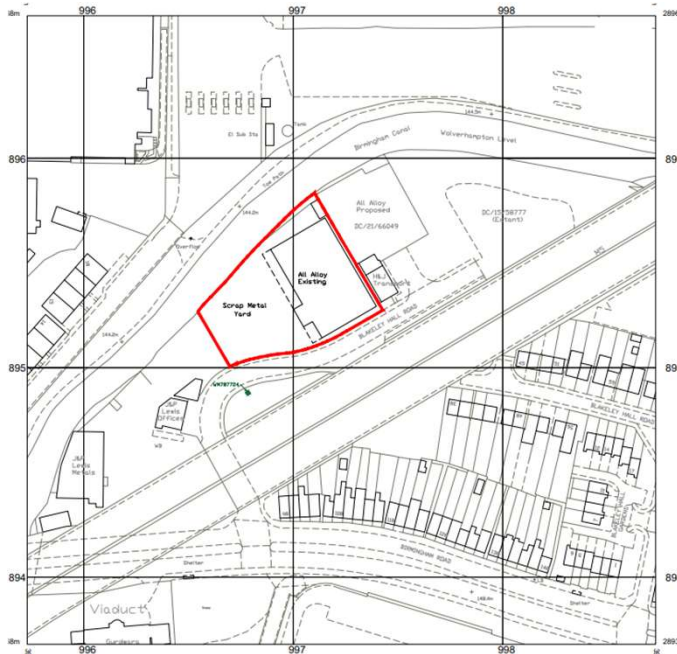
Existing Industrial building with 5 tonne gantry crane facility. Eaves height 5.9m.  
Accessible via Navigation Close

### Description

17,560 sq. ft to let @ £9.50/sq. ft with concrete yard and parking.

May consider a sale for £3.0 million.

The site is located off Navigation Close, 1.5 miles east of Junction 2 of the M5, approx. 5.6 miles from central Birmingham.





## Additional Information

### **Amenities**

- Onsite parking within areas defined
- All utility services available
- Private access road with security gates

### **Rates**

TBA

### **Insurance**

FRI lease

### **EPC**

B

### **VAT**

VAT will be chargeable on terms quoted

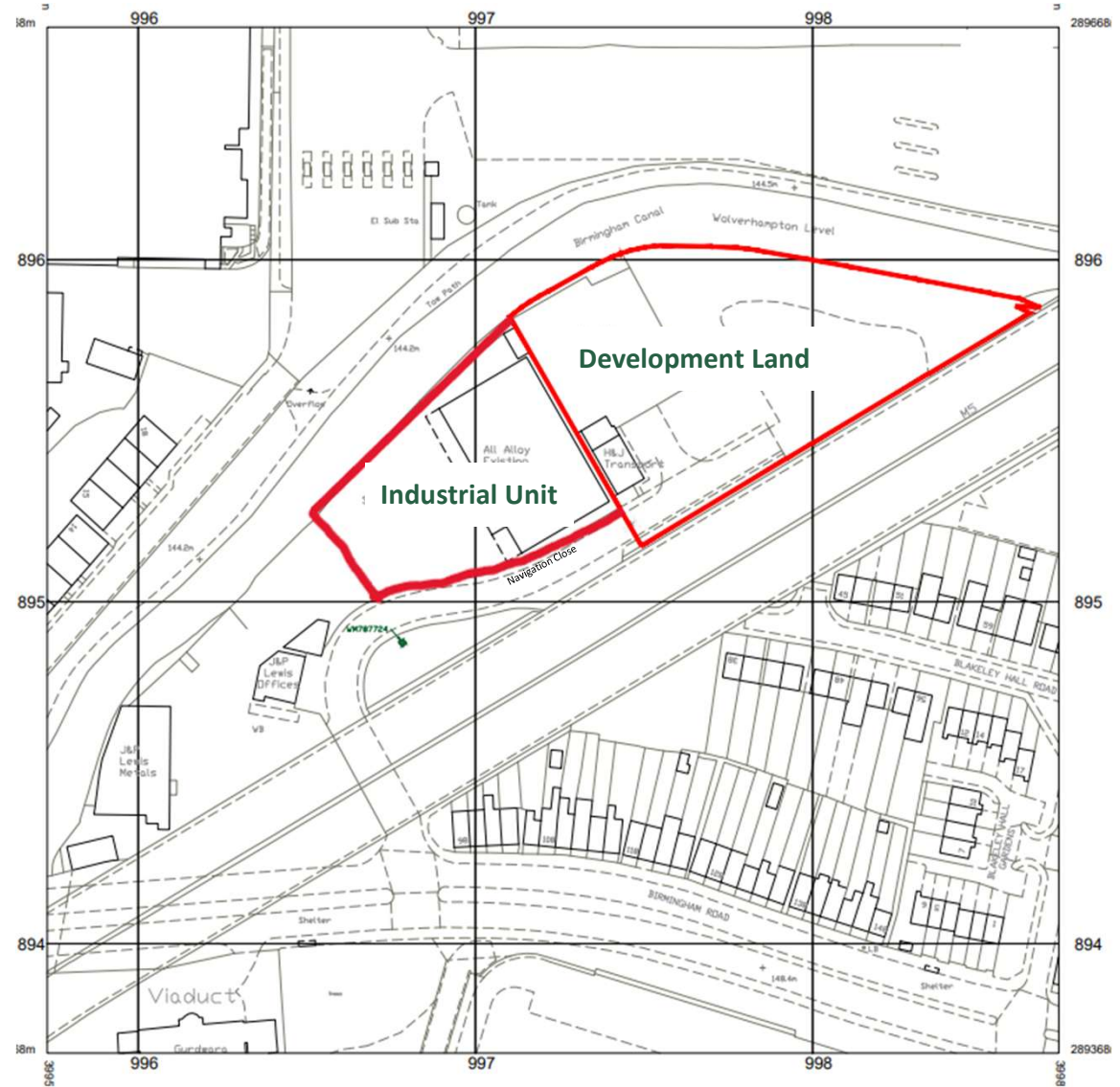
### **Legal Costs**

Each party is to be responsible for their own legal fees



# Oldbury

Oldbury, located in the West Midlands, is a historic town with deep industrial roots and a vibrant modern identity. Originally part of the ancient parish of Halesowen, Oldbury's name derives from the Old English *Ealdenbyrig*, meaning "old fortification", reflecting its long-standing significance. During the Industrial Revolution, Oldbury flourished as a centre for ironworking, coal mining, and chemical production, contributing to the Black Country's reputation as a manufacturing powerhouse. Today, Oldbury is part of the Metropolitan Borough of Sandwell and offers a wide range of amenities. The town centre features traditional markets, high-street shops, and independent retailers, alongside cafes and pubs. Green spaces like Langley Park and Portway Hill Nature Reserve provide scenic retreats, while the Titford Canal network offers tranquil walking routes. Families benefit from several schools and colleges, and excellent transport links via the M5 motorway and Sandwell & Dudley railway station makes commuting easy. The site itself is located near the Birmingham Canal Navigations (BCN), which played a crucial role in the industrial growth of the region and has long been associated with metal processing and recycling.





## To find out more...

Call:

**Malcolm Randall**

**07896 665903**

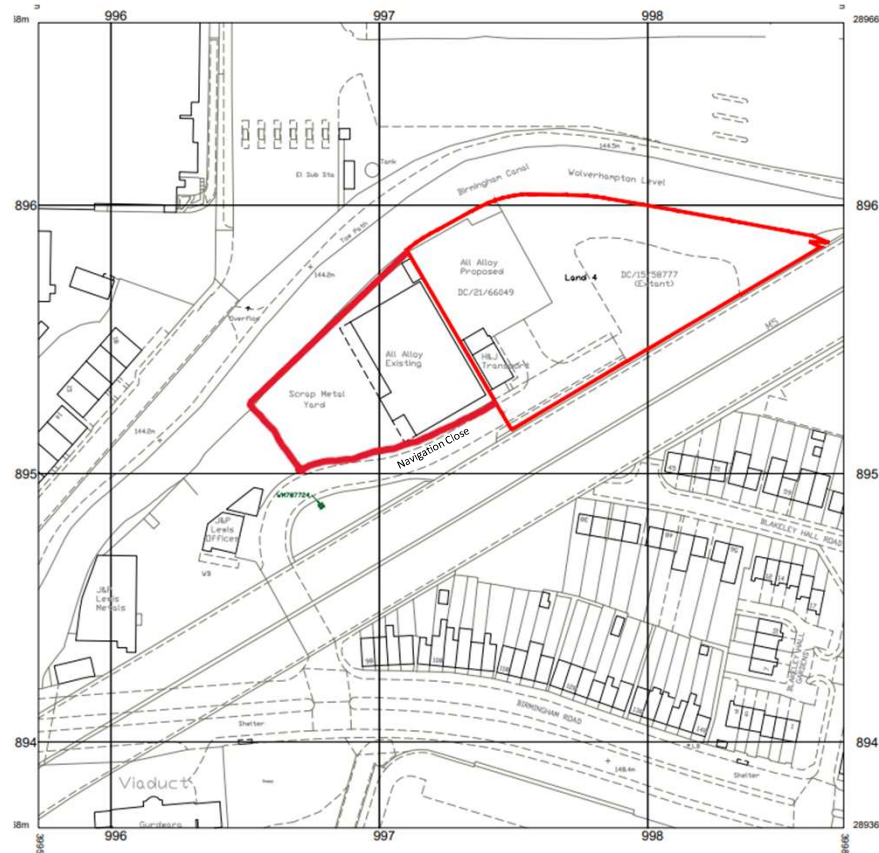
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Web: [www.buildconsultants.co.uk](http://www.buildconsultants.co.uk)

**Viewings: Strictly by appointment only**

**This is a secure and active site.**



**Development Land  
and Industrial Unit to  
Let or For Sale**

**Navigation Close  
Oldbury  
BB69 4FN**



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