



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**WAREHOUSE WITH OPEN
STORAGE/YARD AREAS**

**10,714, sq ft on a site
of 2.28 acres**



**84-90 BRADES ROAD,
OLDBURY, B69 2EP**



- ♦ Fully fenced compound with gated entry points.
- ♦ Majority surfaced significant open storage area.
- ♦ 9m high warehouse bay with 7 roller shutter door access points.
- ♦ A low site density of 10.7%.
- ♦ Within 2 miles of M5 J2.
- ♦ Detached office block with front car park.

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

LOCATION

Situated approximately half a mile northwest of Oldbury town centre, Brades Road benefits from its proximity to various amenities and excellent transport links, including junction 2 of the M5 motorway.

The immediate area provides of a variety of commercial units with notable businesses in the vicinity including the Sytner Accident Repair Centre and DHL.

Sandwell & Dudley Train station is located within 2 miles of the subject property.

DESCRIPTION

The site comprises a detached portal frame warehouse bay, providing a working height of 9m and seven roller shutter doors. At the front of site is a detached office building which provides a mix of private and open plan office areas with kitchenette and general welfare facilities.

The total site area is 2.28 (approx.) Is accessed via a front entry gate. The site is predominantly a concrete/tarmac base. The site is fenced around the perimeter line.

The front car parking area has two entry points leading directly on to Brades Road.

The site has most recently been used as a vehicle maintenance/storage depot.

ACCOMMODATION

The breakdown of accommodation is as follows:

Sq ft

Offices	2,060
Warehousing	8,654

Total	10,714
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Overall Site 2.28 acres approx.

RENT

Please contact the agents for full details.

TERMS

The site is available on the basis of a new FRI lease for a term to be agreed.

RATES

Please contact the agents for full details.

LEGAL COSTS

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

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

Photography and further information is available at bulleys.co.uk/brades

VIEWING

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

Details amended: 07/2025