



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNIT

**10,000 sq ft
(929 sq m)**



98 BIRCHFIELD LANE, OLDBURY, WARLEY B69 2AY

FLEXIBLE LEASE TERMS AVAILABLE



◆ 7.3m Eaves.

◆ Secure Loading area.

◆ M5 J2 0.4 miles distant.

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LOCATION

The premises are located less than Half a mile from Junction 2 of the M5 via the A4034 Churchbridge Road.

DESCRIPTION

98 Birchfield Lane comprises a single bay Industrial Warehouse unit with an eaves height of 7.3m and a 2 storey ancillary office block. The Warehouse is accessed from Houghton Street via a single roller shutter door fronting a secure loading compound. This area benefits from high level perimeter glazing and roof lights proving the premises with a large level of natural light.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Warehouse	10,000	929

SERVICES

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

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

RENTAL

Please contact the agents for full details.

TENURE

We are advised that the property is available on a leasehold basis.

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

PLANNING

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

RATES

Interested parties should enquire to the Local Authority to confirm their specific liability on 01384 814882.

VAT

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

LEGAL COSTS

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

EPC

An EPC has been commissioned and has been awarded 66C

WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/98birchfield

VIEWING

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

Details prepared 01/26



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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