

**fisher
german**

Unit 13, Gregston Industrial Estate

Birmingham Road
Oldbury, B69 4EX

Leasehold | Industrial/Warehouse

1,003 Sq.ft (93.18 Sq.m)



To Let | £10,500 per annum



Amenities



Newly
Refurbished



Electric Roller
Shutter Door



2 Parking
Spaces



Three Phase
Power



Min height 3.53m
Max height 5.34m



Kitchenette

Unit 13, Gregston Industrial Estate

1,003 Sq.ft (93.18 Sq.m)

Description

Unit 13 comprises a newly refurbished, mid terraced industrial premises of brick and blockwork construction. Internally, the warehouse provides a specification including a resin floor, LED lighting and a 3-Phase power supply.

Loading is accommodated via an electric roller shutter door measuring a width of 3.07m and a height of 4.5m. The unit benefits from a small office pod incorporating a kitchenette and an adjoining WC facility.

Externally, the property offers 2 car parking spaces.

Location

Gregston Industrial Estate is situated to the east of Oldbury town centre between Bridge Street and the M5 flyover, on the northern side of Birmingham Road. Accessed by several main trunk roads, the A457 Birmingham Road connects with the A4123 Wolverhampton to Birmingham New Road and the A41 Holyhead Road by dual carriageway, providing excellent access to both Birmingham and the Black Country, with Junction 2 of the M5 motorway approximately one mile away.

Accommodation

The approximate Gross Internal Area comprises:

Floor/unit	Sq.ft	Sq.m
Unit	1,003	93.18
TOTAL	1,003	93.18

Locations

M5 J2: 1 mile

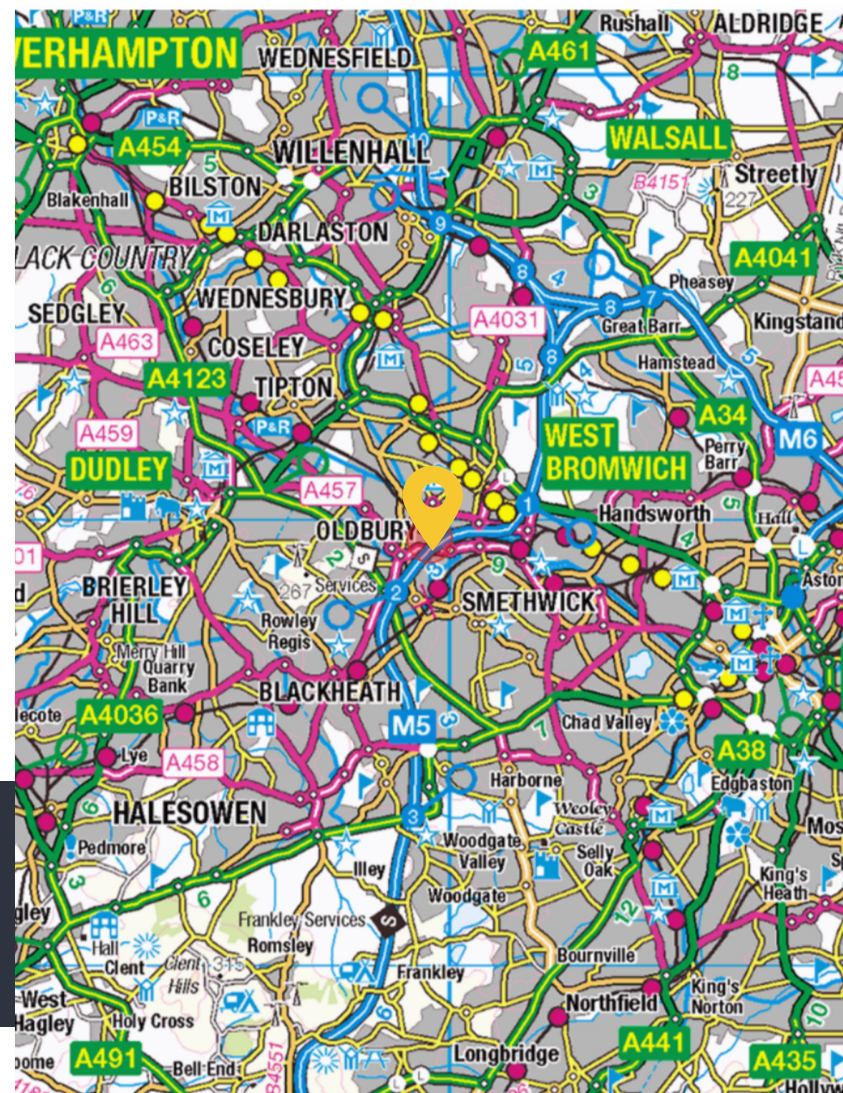
Birmingham: 6 miles

Nearest station

Sandwell & Dudley: 0.7 miles

Nearest airport

Birmingham International: 26 miles



Further information

Rent

£10,500 per annum subject to contract and exclusive of VAT.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

Service Charge

£1,784.15 per annum. A service charge is payable in respect of the upkeep of the common parts

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority. We would urge any prospective occupiers to enquire with the local authorities whether they are eligible for rates relief.

EPC

The EPC rating is D.

Legal Costs

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

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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07966 469 240

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Particulars dated September 2026. Photographs dated September 2026.



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