



CHARTERED SURVEYORS

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**01384 456789**

Canalside, 9A Narrowboat Way  
Dudley, West Midlands, DY2 0XQ



Unit 2 Park Street, Oldbury B69 4LQ

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
3,200 sq ft (297 sq m)

**Rent**  
£20,000 per annum exclusive

Refurbished

Prominent main road position

J2 M5 within 1/4 mile

On site parking

## Location

The unit is located on Park Street within 100m of the junction with Churchbridge (A4034). J2 of the M5 lies within 1/4 mile. Oldbury Town Centre is approx 1/2 mile distant.

## Description

A refurbished detached single storey industrial unit. Brick elevations, part overclad. Pitched metal clad roof. Concrete floor. Access by roller shutter doors. Office/Showroom to front. Height to eaves 3.5m.

Included - secure yard.

## Accommodation

3,200 sq.ft 297.2 sq.m

## Services

All mains services including gas are connected.

## Rating Assessment

Rateable Value £14,500

## Lease Terms

The unit is available to rent on a FRI lease for a period to be agreed.

## Rent

£20,000 per annum exclusive.

## V.A.T

No VAT.

## Energy Performance Certificate

Rating to follow.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

Mark Shephard - 07764 269801

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## Additional Images

