

SUBJECT TO VACANT POSSESSION

TO LET

Warehouse / Industrial Unit

4,075 sq.ft (378.5 sq.m)

Unit 12, The Springfield Estate, Oldbury, West Midlands, B69 4HH

• CCTV Estate Security • Close to Oldbury Town Centre • Less than 2 miles from Junction 2 M5

M® Core
LCP UK
01384 400123
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Unit 12, The Springfield Estate, Oldbury, West Midlands, B69 4HH

Areas (Approx. Gross Internal)

Total	4,075 sq.ft	378.5 sq.m)

Description:

- Steel portal frame end terrace unit
- New metal roof overlay
- Approximately 17ft 9" (5.4m) to eaves
- Electric roller shutter door 15ft (4.6m) wide by 15ft 6" (4.7m) high
- LED Lighting
- Security shutters to personal entrance and windows.

Offices

- LED Lighting
- Carpeted
- Electric wall mounted heaters
- Toilet facilities.

Rent

£37,000 + VAT per annum.

Business Rates

Rateable Value £30,250.
Sandwell Metropolitan Borough Council.

Service Charge

£3,400 + VAT per annum

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

All interested parties are to make their own specific enquirers directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.





Location - B69 4HH

The property is situated on The Springfield Estate, Oldbury, (off Manchester Street) approached from Birmingham Road A457, which is between Junctions 1 and 2 of the M5 motorway. It is to the east of Oldbury town centre, in an established industrial area and ideally placed for all communications, both nationwide and to all major centres locally.



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Viewing
Strictly via prior appointment with the appointed agent:

BULLEYS
0121 544 2121
BULLEYS.CO.UK

Max Shelley
07881 948908
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Unit 20 The Springfield Estate is being marketed without prejudice to the terms of the existing lease and is subject to vacant possession
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