

**TO LET
(May Sell)**

**UNIT 6 BROADWELL BUSINESS PARK
BRIDGE STREET
off BROADWELL ROAD
OLDBURY
WEST MIDLANDS
B69 4BL**



8,300 sq.ft. (770 sq. meters)

*** SELF CONTAINED UNIT ***

*** COMPETITIVE RENTAL ***

*** MIGHT SELL ***

LOCATION

Broadwell Business Park is located off Birmingham Road, Oldbury A457 via Bridge Street which is close to where the elevated section of the M5 Motorway passes over the main Oldbury to Birmingham Road.

It is conveniently located for main arterial B roads and to Junction 2 M5 at Oldbury, or the railway station at Sandwell/Dudley at Bromford Lane, Oldbury.

DESCRIPTION

The premises comprise part of a factory unit which has an independent access from Bridge Street. It comprises:-

	<u>sq.ft</u>	<u>m²</u>
<u>OFFICES</u>	1,140	106
A two storey brick and tile building fully centrally heated, comprising a range of offices and toilets.		
<u>WAREHOUSE/WORKSHOP</u>	4,187	389
A lofty steel framed building with roller shutter door access and vinyl sheeted roof.		
Height to eaves 5.0 m's.		
<u>WORKS TOILETS</u>		
<u>WORKS OFFICES/STORES</u>	646	60
Two rooms having suspended ceiling and access from the warehouse.		
<u>WAREHOUSE EXTENSION</u>	960	89
This is open sided to the main warehouse having a timber trussed roof of vinyl sheeting.		
<u>WAREHOUSE</u>	1,430	133
A building having independent access from the yard through roller shutter door, and having a timber trussed vinyl sheeted roof.		
Height to eaves 4.2 m's		

SERVICE YARD/CAR PARKING

A secure yard provides on site car parking and access to the buildings extending to approximately 600 sq.yards.

RATING ASSESSMENT

Rateable value - £26,500.

SERVICES

All mains services are connected. 3 Phase electricity.

LEASE TERMS

Flexible lease terms available based on £25,000 per annum.

SALE PRICE

Offers invited based on £250,000 Subject to Contract.