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

25 Engine Street, Oldbury, B69 4NL

TO LET

INDUSTRIAL / WAREHOUSE

Size
6,354 sq ft (590 sq m)

Rent
£35,000 per annum

* Detached with yard/car park
* Includes offices
* Recently reroofed
* Eaves circa 4.1m

http://www.sellers-surveyors.co.uk/qlink2430

Location

Prominantly located on Engine Street, which lies just off Tat Bank Road. Established industrial location within approximately 1/2 mile of Oldbury Town Centre. Junction 2 of the M5 motorway circa 1 1/4 miles distant.

Description

A detached refurbished single storey industrial unit with two storey offices. Steel framed, full height brick elevations, pitched metal sheeted roofs with filon lighting panels. 3 No. roller shutter doors. Concrete floor. Height to eaves circa 4.1m. Secure car park to side.

Size

6,354 sq.ft (590.3 sq.m).

Services

All mains services including gas are connected.

Rating Assessment

Rateable Value: £18,000.

U.B.R. 51.2p in the £ (2023/2024)

Lease Terms

Available on a new 5 year lease on full repairing and insuring terms.

Rent

£35,000 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent.

Energy Performance Certificate

EPC Rating - D.

Legal Costs

Each party to bear their own.

Viewing

Strictly by prior appointment.

Mark Shephard - 07764 269801
markshephard@sellers-surveyors.co.uk

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Additional Images

Location Map