



CHARTERED SURVEYORS

Please call us  
**01384 456789**

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



European Business Park, Taylors Lane, Oldbury B69 2BN

## TO LET

### OFFICES

**Size**  
3,826 sq ft (355 sq m)

**Rent**  
£34,000 per annum exclusive

On site car parking

Security (C.C.T.V./barriers)

Within half a mile of Junction 2 M5

Heated Offices

New lease available

<http://www.sellers-surveyors.co.uk/qmlink2647>

## Location

The property forms part of the European Business Park which is situated on Taylors Lane, Oldbury.

Junction 2 of the M5 is within half a mile.

## Description

The three storey offices comprise a range of private and open plan style rooms. The accommodation benefits from double glazed windows, carpets and suspended ceilings with concealed lighting. Toilets and a kitchen are located to the ground and first floors.

On site car parking is available.

## Accommodation (Nett Internal Area)

3,826 sq.ft. (355.60 sq.m.)

## Services

All mains services are connected.

A gas fired central heating system is included.

Please note the Landlords/Agents have not tested the services/heating systems.

## Lease Terms

Available with the benefit of a new lease on an effective full repairing and insuring basis for a term to be agreed. The lease will incorporate a service charge provision to cover security (C.C.T.V./barriers), business rates and the repair/maintenance of all common areas etc.

## Rent

£34,000 per annum exclusive.

## V.A.T.

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

## Fixtures and Fittings

All usual trade fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

## Energy Performance Certificate

EPC rating - C.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors  
01384 456789

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

Additional Images



## Additional Images

