



Unit 11 Oak Street Trading Estate, Quarry Bank DY5 2JQ

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
1,703 sq ft (158 sq m)

**Rent**  
£15,000 per annum

New lease available

## Location

This unit is located on Oak Street Trading Estate, Oak Street, Quarry Bank, Dudley. The estate is located approximately 1/2 mile from Merry Hill Shopping Centre, with access via the Dudley Southern Bypass (A461) and the Birmingham New Road (A4123), to Junction 2 of the M5 Motorway which is approximately 6 miles distant. The Dudley Southern Bypass and M5 Motorway provide access to the whole of the Black Country and the national Motorway network.

## Description

Unit 11 is a well-located industrial/warehouse unit extending to approximately 1,703 sq. ft on the established Oak Street Trading Estate. The property features a large roller shutter door, open-plan warehouse space, and good internal height with natural light from roof panels. The unit also benefits from a small office area connected to the warehouse.

## Accommodation (Gross Internal Area) approx.

1,703 sq. ft (158 sq,m)

## Rent

£15,000 plus VAT per annum

## Lease Terms

A new lease is to be offered on terms to be agreed.

## Service Charge

Service Charge: £702.71 plus VAT

Buildings Insurance: £504.22

## Rating Assessment

2023 Rateable Value - £9,800.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £11,500

UBR - 48p in the £ (2026/27)

## V.A.T.

V.A.T is levied on the rent etc.

## Fixtures and Fittings

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

## Energy Performance Certificate

EPC Rating -

## Viewing

Strictly by prior appointment via the joint agents:

SELLERS

Matthew Pearcey

Mob: 07764 269 803

Email:Matthewpearcey@sellers-surveyors.co.uk

or

Hexagon

Tylor Moss

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