SELLERS
CHARTERED SURVEYORS

Please call us
01384 456789

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



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

http://www.sellers-surveyors.co.uk/qlink2692

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
01384 374888
tm@hexagoncommercial.co.uk

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Additional Images