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



Unit 17 Oak Street Trading Estate, Quarry Bank, DY5 2JQ

TO LET

INDUSTRIAL / WAREHOUSE

Size
470 sq ft (44 sq m)

Rent
£7,200 per annum

New lease available

http://www.sellers-surveyors.co.uk/qlink2700

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

Located on the established Oak Street Trading Estate in Quarry Bank, this 470 sq ft lock-up industrial unit offers an ideal base for small businesses, start-ups, storage use, or workshop operations.

The unit is set within a secure courtyard environment and benefits from a dedicated pedestrian access door, roller shutters for additional security, and good natural light throughout. Externally, the property sits within a practical yard area offering easy access for loading and unloading.

Accommodation (Gross Internal Area) approx.

470 sq.ft (44 sq.m)

Rent

£7,200 plus VAT per annum

Lease Terms

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

Service Charge

Service Charges and Buildings Insurance payable.

Rating Assessment

TBC

V.A.T.

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

Fixtures and Fittings

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

Energy Performance Certificate

EPC Rating -

Viewing

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Matthew Pearcey
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or

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