



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

TO LET
INDUSTRIAL / WAREHOUSE

Size
1,547 sq ft (144 sq m)

Rent
£12,400 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 2 provides a functional industrial/workshop space within the established Oak Street Trading Estate. The property offers mainly open-plan accommodation with good natural light from roof panels, a solid concrete floor and a roller shutter for loading access. Suitable for a range of light industrial, storage or trade uses, the unit includes basic welfare facilities and a small forecourt for parking and manoeuvring.

Accommodation (Gross Internal Area) approx.

1,547 sq.ft (144 sq.m)

Rent

£12,400 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

2023 Rateable Value - £8,400.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £9,800

UBR - 48p in the £ (2026/27)

V.A.T.

V.A.T.

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

SELLERS

Matthew Pearcey

Mob: 07764 269 803

Email: Matthewpearcey@sellors-surveyors.co.uk

or

Hexagon

Jack Summers

01384 374888

js@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 intending 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



