



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

Rateable Value - £8,400

Rateable Value (April 2026) - £9,800

## V.A.T.

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## 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@sellers-surveyors.co.uk](mailto:Matthewpearcey@sellers-surveyors.co.uk)

or

Hexagon

Jack Summers

01384 374888

[js@hexagoncommercial.co.uk](mailto:js@hexagoncommercial.co.uk)

Additional Images



