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



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

http://www.sellers-surveyors.co.uk/qlink2698

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
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or

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Additional Images











Location Map