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



Unit 4 Oak Street Trading Estate, Quarry Bank DY5 2JQ

TO LET

INDUSTRIAL / WAREHOUSE

Size
3,778 sq ft (351 sq m)

Rent
£27,000 per annum

New lease available

<http://www.sellers-surveyors.co.uk/qlink2693>

Location

The units are 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

The 3,778 Sq Ft newly refurbished unit is well located on Oak Street Trading Estate. The unit has recently been redecorated throughout and had new LED lighting installed. This unit could be utilised as a storage/workshop space and benefits from ample on-site parking on a secure, gated industrial estate.

Accommodation (Gross Internal Area) approx.

3,778 sq.ft (351 sq.m)

Rent

£27,000 plus VAT per annum.

Lease Terms

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

Rating Assessment

Rateable Value (Current) - £15,250

Rateable Value (April 2026) - £17,750

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

Strictly by prior appointment via the joint agents:

SELLERS

Matthew Pearcey

Mob: 07764 269 803

Email:Matthewpearcey@sellers-surveyors.co.uk

or

Hexagon

Jack Summers

01384 374888

js@hexagoncommercial.co.uk

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