



CHARTERED SURVEYORS

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



Unit 5 Oak Street Trading Estate, Quarry Bank, DY5 2JQ

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
1,310 sq ft (122 sq m)

**Rent**  
£10,000 per annum

New lease available

## 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

Unit 5 offers a well-presented first-floor commercial space within the established Oak Street Trading Estate. The unit provides mainly open-plan accommodation with exposed trusses and excellent natural light from rooflights and windows. Recently refurbished, it features painted floors and walls, creating a clean and versatile environment suitable for studio use, light production, storage, or office-based operations.

Access is via an external staircase leading to secure personnel doors, and the space includes several partitioned rooms along with dedicated W/C facilities.

## Accommodation (Gross Internal Area) approx.

1,310 sq.ft (122 sq.m)

## Rent

£10,000 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 - £4,650.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £5,400

UBR - 48p in the £ (2026/27)

## 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

SELLERS

Matthew Pearcey

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or

Hexagon

Jack Summers

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## Additional Images

