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




Unit 7 Oak Street Trading Estate, Quarry Bank, DY5 2JQ

# TO LET

## INDUSTRIAL / WAREHOUSE

**Size**
1,973 sq ft (183 sq m)

**Rent**
£16,000 per annum

New lease available.

http://www.sellers-surveyors.co.uk/qlink2697

## 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 7 offers a versatile 1,973 sq ft industrial/warehouse unit within the established Oak Street Trading Estate. The property benefits from a large roller shutter door, separate pedestrian access, and a practical shared yard for easy loading. Inside, the unit provides a spacious open-plan working area with good internal height, solid concrete flooring, ample natural light, and mezzanine storage.

## Accommodation (Gross Internal Area) approx.

1,973 sq.ft (183 sq.m)

## Rent

£16,000 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

TBC

## V.A.T.

V.A.T. is levied on the rent etc.

## 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

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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## Additional Images

