



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.

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

