

**UNIT 8, JUNCTION 2 INDUSTRIAL ESTATE DEMUTH WAY, OLDBURY, WEST MIDLANDS, B69 4LT  
INDUSTRIAL WAREHOUSE PREMISES WITH OFFICES 40,162 SQFT (3,731.17 SQM)**



- 40,162 Sq Ft (3,731.17 Sq M)
- Portal Frame Warehouse Accommodation
- 6.3m eaves
- Integral two storey offices
- Service yard with car parking
- Excellent road links - J2, M5 approximately ¼ mile

## LOCATION

The premises are situated in a highly prominent position off the Birchley Island, Oldbury, which leads directly to Junction 2 of the M5 Motorway, providing access to the M6, M42, M40 and the national motorway network.

Junction 2 Industrial Estate is located on Demuth Way, accessed off the main A4034 Churchbridge dual carriageway, in turn linking to Birchley Island. Sandwell & Dudley railway station and Birmingham city centre are approximately 1 and 6 miles distant respectively.

## ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	3,408.24	36,686
GROUND FLOOR / FIRST FLOOR OFFICES	322.93	3,476
TOTAL	3,731.17	40,162

## DESCRIPTION

The property comprises a modern 3-bay warehouse of steel portal frame construction with part blockwork and part clad elevations beneath a pitched clad roof incorporating translucent roof lights.

The warehouse provides 6.3m eaves with level access loading via four roller shutter doors to the front elevation, two of which fitted with Ambi-Rad heating above.

To the front of the unit an integral two storey office is constructed, providing a main reception, canteen, open plan office accommodation.

The offices benefit from gas fired central heating, suspended ceiling with recessed lighting in part, security grills to windows and is carpeted throughout. Externally, there is a concrete yard and parking area directly off the estate road.

## TENURE

The premises are available by way of a sub-lease expiring 26 February 2027, including a tenant option to break 27 February 2022. Alternatively, the landlord may give consideration to a new FRI lease for a term in excess of the remainder of the existing lease.

## RENT

Passing rent £180,729 per annum exclusive / £4.50 per sq ft.

## PLANNING

We understand that the property has an existing consent for industrial and warehousing purposes. Applicants are advised to make their own enquiries with Sandwell Borough Council.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. Any interested party is advised to obtain verification from their solicitor or surveyor.

## SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

## BUSINESS RATES

Rateable Value: £138,000

Rates Payable 2018/19: £68,034

## LEGAL COSTS

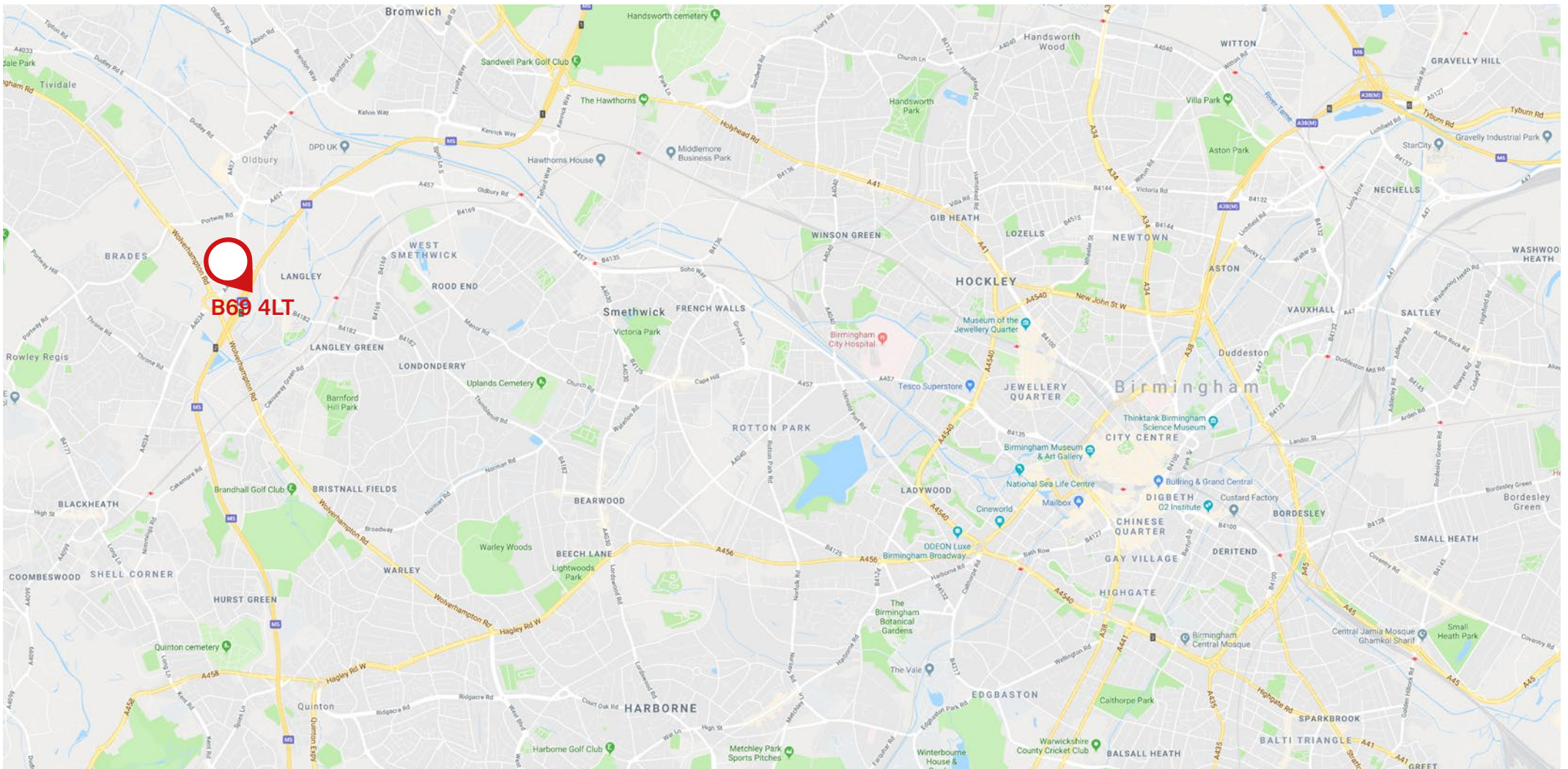
Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## EPC

EPC Certification: C (70)



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**VIEWINGS**

**James Darby**

Darby Key Property

0121 647 3541 07951 147 417

james.darby@darbykeye.co.uk

**Chris Key**

Darby Key Property

0121 647 3541 07951 147 421

chris.keye@darbykeye.co.uk

**Steven Murray**

Bowyer Bryce

020 8370 2533 07956 894 497

steven.murray@bowyerbryce.co.uk

**Darby  
Keye**

darbykeye.co.uk

**0121 647 3541**