

**UNIT 22 OLDBURY ROAD INDUSTRIAL ESTATE, CRYSTAL DRIVE, OLDBURY B66 1QG
7,005 SQ FT (650.79 SQ M)**



- To Be Refurbished
- End Terrace Industrial/Warehouse Unit
- Includes Office Content
- Dedicated Car Parking
- Junction 1 of M5 Less Than Two Miles

LOCATION

The industrial estate is located on Sandwell Business Park, off Crystal Drive, in the Smethwick area of Birmingham. Crystal Drive connects directly to the A4254 Telford Way/Kendrick Way.

Motorway access is provided at Junction 1 of the M5 less than two miles to the north east.

West Bromwich town centre lies approximately 1½ miles to the north and Birmingham city centre approximately 6 miles to the east.



ACCOMMODATION

	SQ M	SQ FT	RATEABLE VALUE	RATES PAYABLE 19/20	EPC
UNIT 22	650.79	7,005	TBC	TBC	D

DESCRIPTION

The property comprises an industrial/warehouse unit with offices and staff facilities. The property is of steel portal frame construction with block infill underneath a lined pitched roof with suspended strip lighting.

The warehouse is accessed via electric roller shutter door (height 5.04m x width 3.69m) and offers an approximate eaves height of 5.36 metres rising to approximately 7.10 metres at the apex. The property also benefits from a three phase electrical supply.

To the front and side of the unit there is a dedicated car park/yard area.

RENT

Rent on application.

TENURE

The unit is available by way of a full repairing and insuring lease on a term to be agreed.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

MONEY LAUNDERING

The successful Tenant will be required to submit two forms of identity, in accordance with Money Laundering regulations.

LEGAL COSTS

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

VIEWINGS

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