

**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 20/21	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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