

Oldbury Road Industrial Estate Birmingham

To Let

6 x Warehouse Units available individual or combined
6,975 sq ft–41,850 sq ft (648–3,887 sq m) per unit



Eaves Height 5.3m



WC and Kitchen Facilities



Demised Parking



24/7 Access



Under going a full refurbishment
including new roof



Birmingham City Centre
Approx. 5 miles

Oldbury Road Industrial Estate

Birmingham, B66 1QG



Description

New to the market industrial warehouses available 6,975 – 41,850sq ft individual or combined. The estate has benefited from a recent external refurbishment and the landlords intention is to provide a full internal refurbishment of each warehouse inclusive of a new roof system. The estate has a generous supply of parking and each unit benefits from a dedicated yard to the front. Access to the buildings is via electronically operated roller shutter door. The warehouses are of steel-portal frame construction and have an eaves height of 5.3m.

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.

Property owned by **Mileway**

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

EPC

Energy Performance Certificate is available upon request.

Terms

Available on new full repairing and insuring lease on terms to be agreed.

Viewing / Further Information

Please contact:

Fisher German
Jack Dutton
 M +44 (0)7814 069 462

Darby Keye
Chris Keye
 M +44 (0)7951 147 421

VAT

VAT will be payable where applicable.

Legal Costs

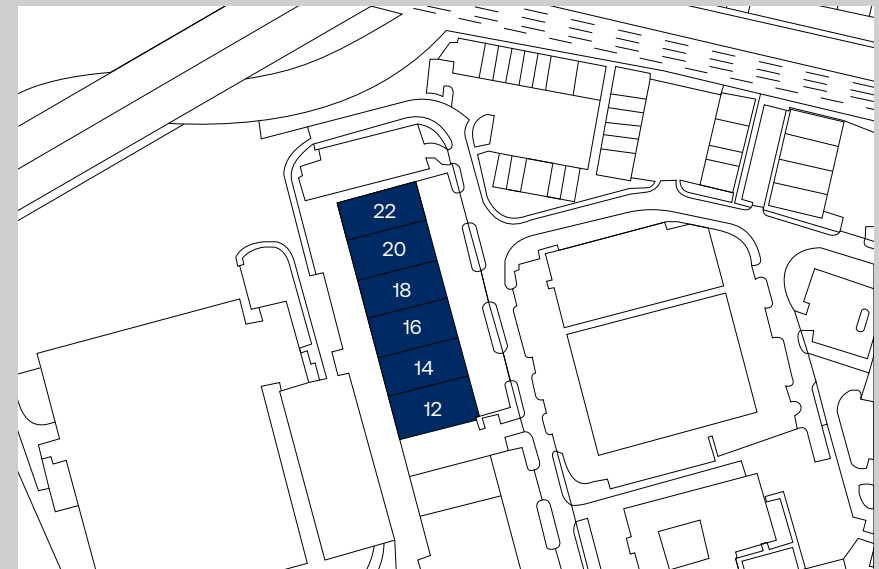
All parties will be responsible for their own legal costs incurred in the transaction.

Fisher German
Mike Price
 M +44 (0)7909 596 051

Bulleys
Max Shelley
 M +44 (0)7881 948 908



Sat Nav: B66 1QG



Accommodation

Unit	Area (sq m)	Area (sq ft)
Unit 12	648	6975
Unit 14	648	6975
Unit 16	648	6975
Unit 18	648	6975
Unit 20	648	6975
Unit 22	648	6975
Unit 12-22	3888	41,850

Mileway