

UNIT 8

JUNCTION 2 INDUSTRIAL ESTATE

DEMUTH WAY, OLDBURY, WEST MIDLANDS, B69 4LT

40,162 SQ FT (3,731.17 SQ M)

INDUSTRIAL WAREHOUSE PREMISES WITH OFFICES

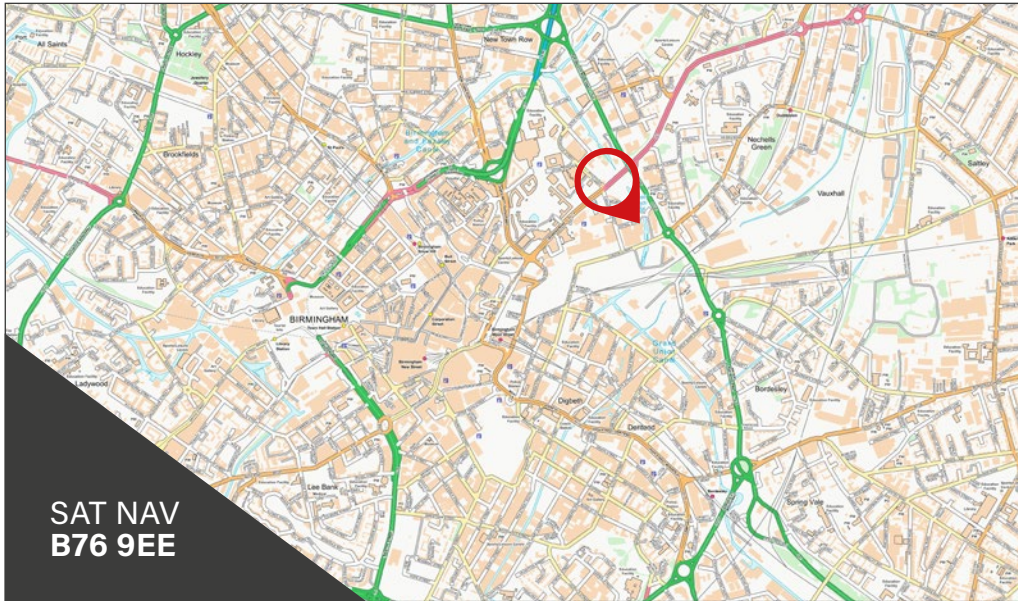
TO LET

- › Portal Frame Warehouse Accommodation
- › 6.3m eaves
- › Integral two storey offices
- › Service yard with car parking
- › Excellent road links - J2, M5 approximately 1/4 mile

**SHORT TERM SUB LEASE AVAILABLE -
LOW PASSING RENT OF JUST £6.25 PER SQ FT**



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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.

SITUATED IN A HIGHLY PROMINENT POSITION OFF THE BIRCHLEY ISLAND

TENURE

The premises are available by way of a sub lease until the break in May 2027. Alternatively, the landlord may give consideration to a new FRI lease for a term in excess to the remainder of the existing lease.

RENT

The passing rent is £251,013 per annum exclusive (**just £6.25 per sq ft**)

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 benefits from 6.3m eaves with level access loading via four roller shutter doors to the front elevation.

The building includes integral two storey office accommodation, providing a main reception, canteen and open plan office space. The offices benefit from gas fired central heating, suspended ceiling with recessed lighting in part, security grills to windows and are carpeted throughout. Externally, there is a large concrete service yard which includes dedicated car parking.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	36,686	3,408.24
GF / FF Offices	3,476	322.93
Total	40,162	3,731.17

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.





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: £165,000
Rates Payable 2024/25: £90,090 approx.

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)

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

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