

Roadside Trade Counter / Warehouse Unit

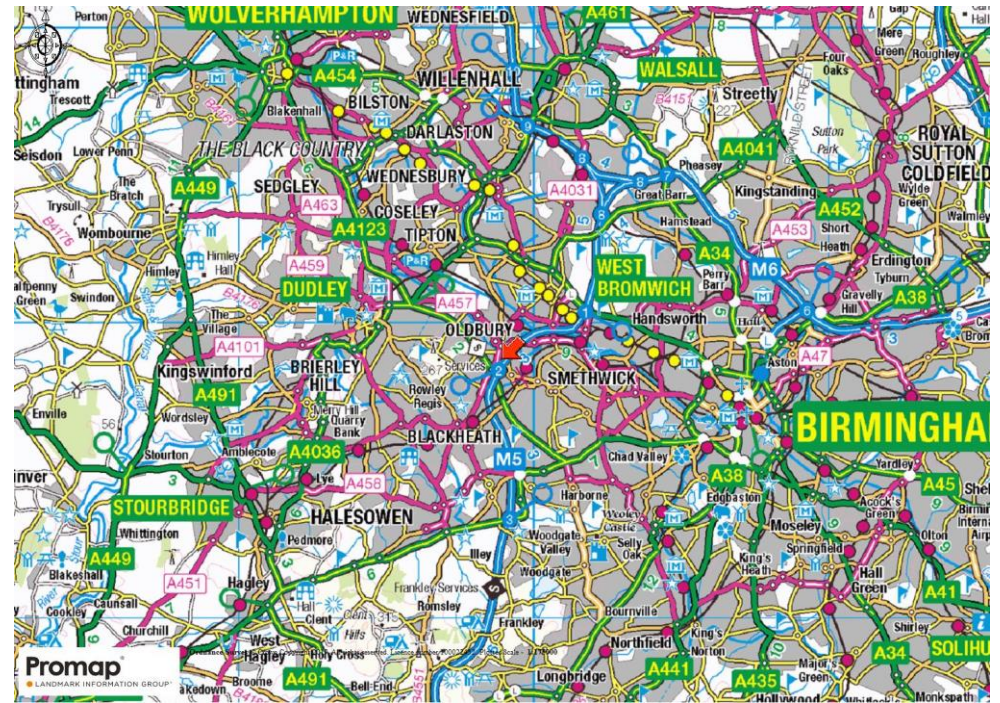
FOR SALE (MAY LET)

29,456 sq ft (2,737 sq m)
6 Churchbridge, Oldbury B69 2AP



Property Summary.

- Newly constructed unit
- 7m to underside of haunch
- 3 level access doors
- Secure site with approx. area of 1.66 acres
- Superb location close to J2 M5 Motorway
- Suitable for a range of uses (Subject to Planning Consent)



Location plan (Crown Copyright. All rights reserved. Licence number 100022432)



Location.

The property is located on Churchbridge (A4024) Oldbury, between Town Centre (approx. 0.5 miles) and Junction 2 of the M5 motorway (approx. 0.5 miles south). The property occupies a prominent position with extensive frontage onto the A4034 dual carriageway, one of the main access routes into the town centre.

The location benefits from good access to the rail network via Sandwell & Dudley Railway Station (approx. 0.8 miles north) and Langley green (approx. 1 mile to the east) providing access to Birmingham, London and the north.

Nearby occupiers include Motorpoint, Arnold Clarke, Fiat & Portway Trade Park



SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC

The Energy Performance Certificate is available on request.

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.

FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Total	29,456	2,737
Site Area	1.66	0.67

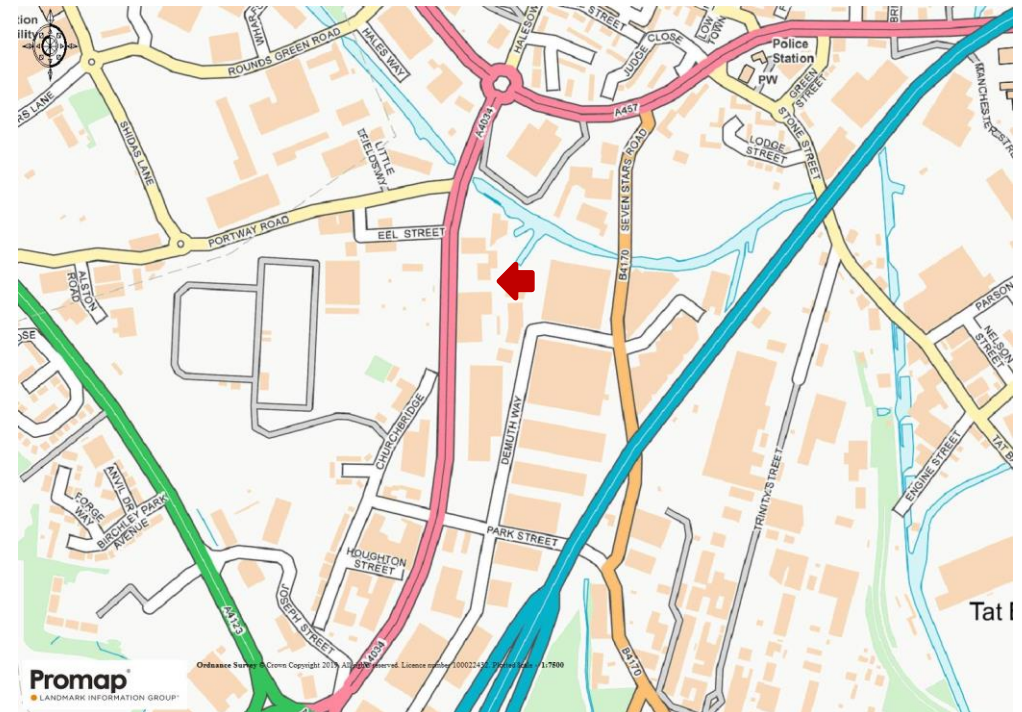
TERMS

The building is available on a freehold basis.

Alternatively, the building may be available by way of a new lease subject to the terms agreed.

RATEABLE VALUE

Rateable value is to be assessed. Interested parties should discuss queries with the local authority



Contact.



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

ED KENNERLEY

+44 121 233 6461
+44 7972 187 779
edward.kennerley@knightfrank.com

JAMES CLEMENTS

+44 121 233 6460
+44 7436 165 015
james.clements@knightfrank.com

CHRIS HOWE

+44 121 234 0338
+44 7976 730 461
Christopher.howe@knightfrank.com

Disclaimer This general document is provided strictly on the basis that you cannot rely on its contents and Knight Frank LLP (and our affiliates, members and employees) will have no responsibility or liability whatsoever in relation to the accuracy, reliability, currency, completeness or otherwise of its contents or as to any assumption made or as to any errors or for any loss or damage resulting from any use of or reference to the contents. You must take specific independent advice in each case. It is for general outline interest only and will contain selective information. It does not purport to be definitive or complete. Its contents will not necessarily be within the knowledge or represent the opinion of Knight Frank LLP. Knight Frank LLP is a property consultant regulated by the Royal Institution of Chartered Surveyors and only provides services relating to real estate, not financial services. It was prepared during the period of June 2019. It uses certain data available then, and reflects views of market sentiment at that time. Details or anticipated details may be provisional or have been estimated or otherwise provided by others without verification and may not be up to date when you read them. Computer-generated and other sample images or plans may only be broadly indicative and their subject matter may change. Images and photographs may show only certain parts of any property as they appeared at the time they were taken or as they were projected. Any forecasts or projections of future performance are inherently uncertain and liable to different outcomes or changes caused by circumstances whether of a political, economic, social or property market nature. Prices indicated in any currencies are usually based on a local figure provided to us and/or on a rate of exchange quoted on a selected date and may be rounded up or down. Any price indicated cannot be relied upon because the source or any relevant rate of exchange may not be accurate or up to date. VAT and other taxes may be payable in addition to any price in respect of any property according to the law applicable. © Knight Frank LLP 2019. All rights reserved. No part of this presentation may be copied, disclosed or transmitted in any form or by any means, electronic or otherwise, without prior written permission from Knight Frank LLP for the specific form and content within which it appears. Each of the provisions set out in this notice shall only apply to the extent that any applicable laws permit. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934 and trades as Knight Frank. Our registered office is 55 Baker Street, London W1U8AN, where you may look at a list of members' names. Any person described as a partner is a member, consultant or employee of Knight Frank LLP, not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

