

Industrial / Warehouse Unit.

TO LET



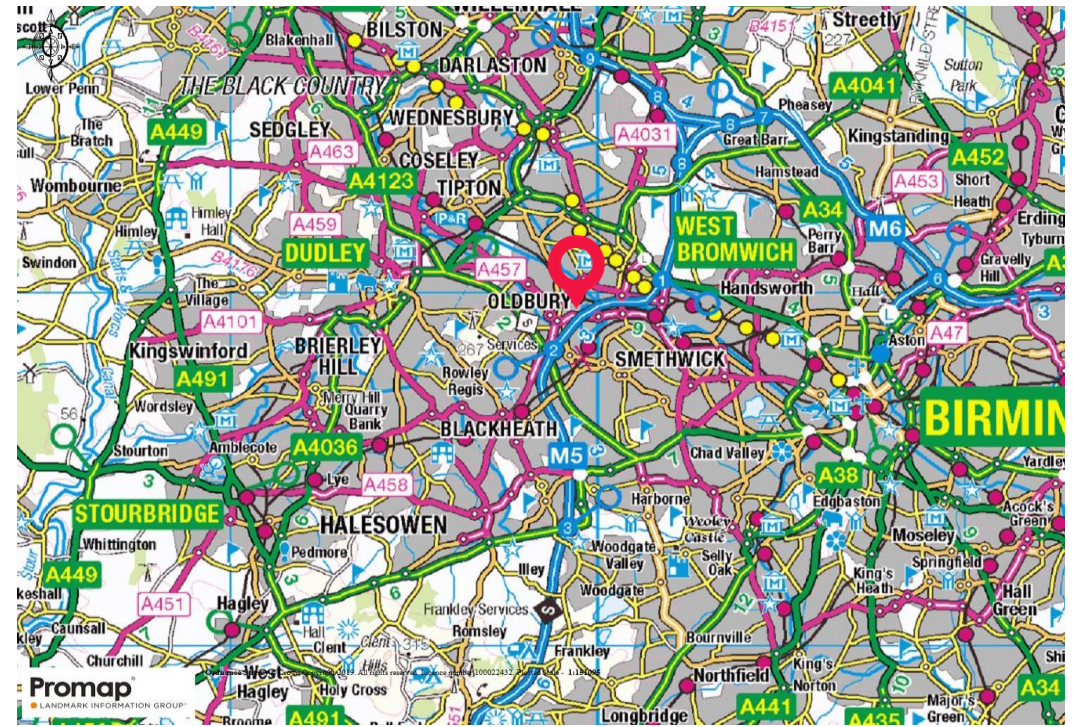
*7,392 SQ FT (687 SQ M).
Unit 8, Granada Trading Estate
Oldbury, B69 4LH.*

 **Knight
Frank**

Property Summary.

The building benefits from the following specification;

- Steel portal frame warehouse
- Undergone full refurbishment
- 5.5m eaves height
- Roller shutter access to both elevations
- Two-storey office accommodation
- Ample yard space to both elevations
- Demised car parking



Location.

Granada Trading Estate is located in Oldbury in the West Midlands, approximately 6 miles east of Birmingham city centre.

Oldbury forms part of the Black Country, a traditionally industrial area of the West Midlands, along with West Bromwich (1.5 miles to the north), Dudley (3 miles to the west), Walsall (6 miles to the north) and Wolverhampton (8 miles to the north-west).

The Estate benefits from excellent connectivity to the national motorway network, with Junction 2 of the M5 situated 0.5 miles away and 6 miles from Junction 8 of the M6.



FLOOR AREA

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

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Units 3 & 3A	7,392	687

TERMS

The building is available on new fully repairing and insuring leases on terms to be agreed.

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.

RATEABLE VALUE

£24,250

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.



Contact.



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

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