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TO LET

**WAREHOUSE/INDUSTRIAL UNIT
UNIT 7, PERCY BUSINESS PARK
ROUNDS GREEN ROAD
OLDBURY
B69 2RD**

4,243 sq ft (394.3 sq m)

Secure yard and parking with gate access

37.5 Kn per sq m floor loading.

Eaves height rising from 6.6m to 8.1m

On site CCTV.

3 phase electricity.

bulleys.co.uk/7percy



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
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Oldbury
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LOCATION

Percy Business Park is prominently located on Rounds Green Road a short distance from the main A457 Oldbury Ringway which in turn provides access via the A4034 to Junction 2 of the M5 motorway which is less than 1 mile distant. Access is also available to the motorway via Shidas Lane and Portway Road leading onto the main A4123 Birmingham New Road. Oldbury Town Centre is approximately 1/4 mile distant. with Birmingham City Centre lying approximately 7.5 miles distant.

DESCRIPTION

The modern development provides trade/warehouse/ industrial units in a prime Black Country location giving easy access to the M5 motorway.

Unit 7 has been constructed to a high standard, being profile clad, lined and insulated with a concrete floor. The minimum eaves height of the property is approximately 6.6 m rising to 8.1m with full height loading doors and demised parking.

The unit benefits from an office to the front of the building and incorporates Kitchenette and WC facilities .

ACCOMMODATION

The property provides the following approximate gross internal floor area

	sq ft	sq m
Unit 7	4,243	394.3

OUTSIDE

The units benefits from a fenced secure yard with gated access.

SECURITY

The unit has CCTV security and electronically operated security gates at the estate entrance.

SERVICES

We understand that water, drainage, gas and 3 phase electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

RENT

£29,750 per annum exclusive

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Unit 7

Rateable Value: £16,250

Rates Payable: £ 7,800 (April 2019/20)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/ Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

Aerial photography and further information is available at: bulleys.co.uk/7percy

VIEWING

Strictly by prior appointment with Bulleys at their Oldbury office on 0121 544 2121 or joint agent Siddall Jones.

Details prepared 06/19.