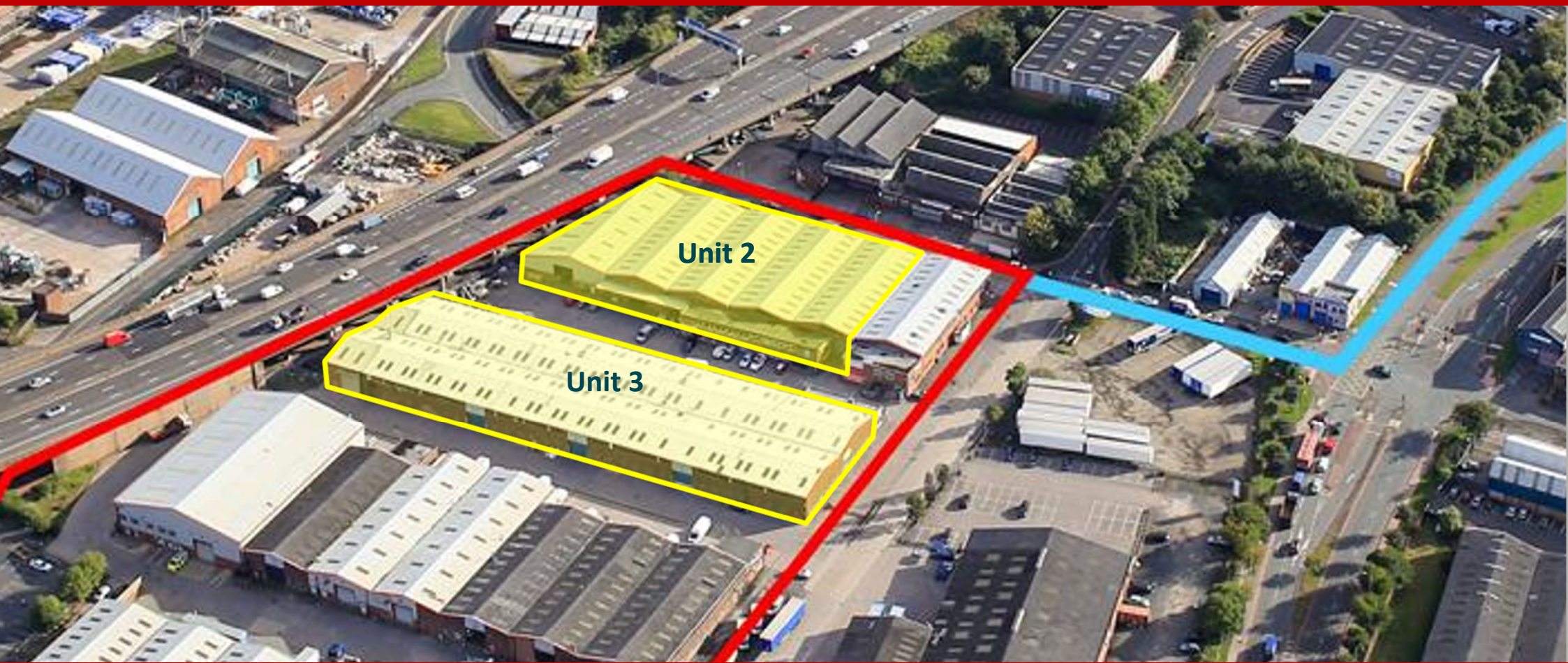


Industrial / Warehouse Unit Available

TO LET

Very Competitive Rent £5 per sq.ft. pax. - Flexible lease terms available



**Unit 3 Granada Trading Estate, Oldbury B69 4LH.
38,811 SQ FT (3,605.66 SQ M)**



harrislamb
PROPERTY CONSULTANCY

0121 455 9455

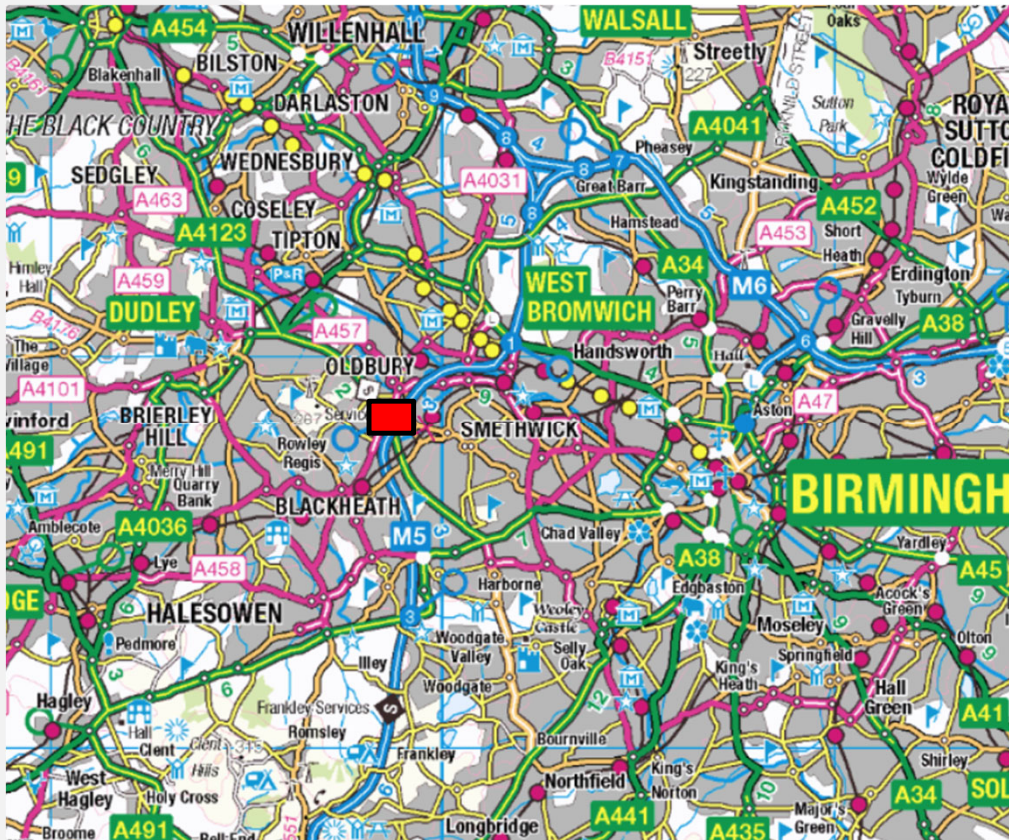
www.harrislamb.com

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 northwest).

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.



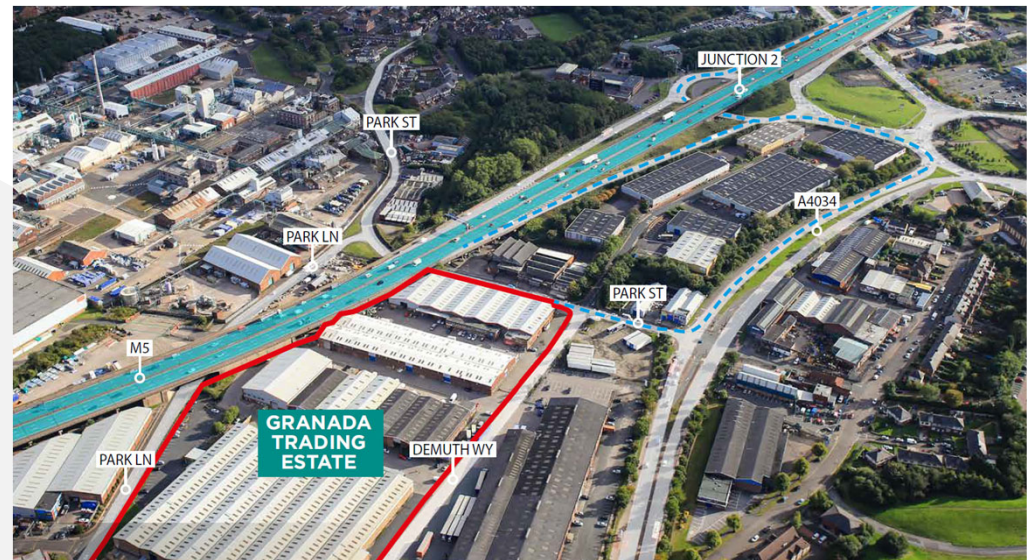
DESCRIPTION

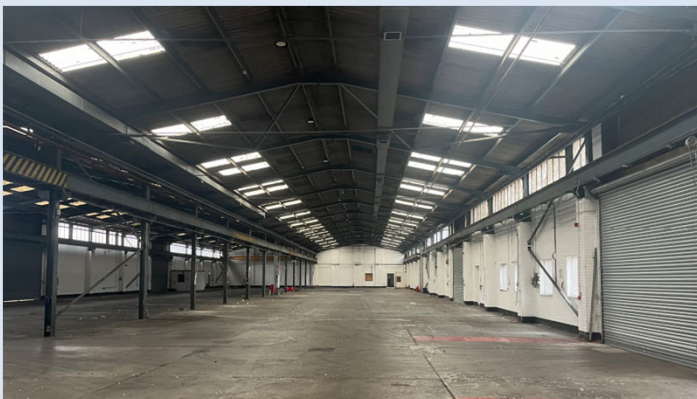
The property is of steel portal frame construction and benefits from the following specification:

- 5.5m eaves height
- Level access loading provisions to both side elevations
- 3 Phase power supply
- Forecourt loading and parking provisions
- Two story office and welfare accommodation
- 24/7 access

ACCOMMODATION

| Description | (GIA) | |
|-------------|------------|-----------|
| | Area Sq Ft | Area Sq M |
| Unit 3 & 3A | 38,811 | 3,606 |





TERMS

The premises are available to rent on a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application

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.

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.

RATEABLE VALUE

Unit 3 - £130,000

SERVICE CHARGE

A Service Charge will be applicable for the upkeep of the common areas within the estate.

EPC

Available upon request.

Contact.

For further information, or to arrange a viewing, please contact a member of the team:



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Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice.

Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

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[Particulars dated [25.11.2024]. Photographs and videos dated [25.11. 2024]

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property, perfectly.**

