

# nattrassgiles

Chartered Surveyors & Commercial Property Consultants



## TO LET

**2,270 - 4,750 SQ FT APPROX**

**PORTWAY ROAD, OLDBURY, WEST MIDLANDS, B69 2BS**

**0121 333 3363**

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125 New John Street, Birmingham, B6 4LD

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Externally the property benefits from forecourt parking to the front along with a concreted side yard area.

## ACCOMMODATION

|                    |   |                           |
|--------------------|---|---------------------------|
| Warehouse 1        | - | 4,750 sq ft approx        |
| Warehouse 2        | - | 2,270 sq ft approx        |
| <b>Total (GIA)</b> | - | <b>7,020 sq ft approx</b> |
| Mezzanine          | - | 323 sq ft approx          |

## RENTAL

Warehouse 1 - The property is available to let at a rental of £14,000 per annum exclusive.

Warehouse 2 - The property is available to let at a rental of £9,000 per annum exclusive.

## TENURE

The properties are available on a Full Repairing and Insuring lease on terms to be agreed.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## PLANNING

We understand that the units have planning permission under use classes B1 (Light Industrial), B2 (General Industrial), and B8 (Warehousing). The properties may be suitable for other uses subject to planning consent.

## AVAILABILITY

The properties are available immediately, subject to the completion of legal formalities.

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## LOCATION

The premises are situated along Portway Road in Oldbury. Access to the property is either via the Wolverhampton Road (A4 123) to the west, or alternatively, the Oldbury Road (A457) to the east.

The property provides direct access to the national motorway network at Junction 2 of the M5 located approximately 1.5 miles distant.

## DESCRIPTION

The premises comprise a brick built industrial property surmounted by a fully lined pitched roof with inset roof lights with an interconnecting steel portal frame unit of modern construction.

Both units are single storey and benefit from concrete floors, three phase power, fluorescent strip lighting, warm air blowers and roller shutter doors allowing easy loading/unloading. The front of the property comprises a loading bay with interconnecting office space and mezzanine storage.

**Viewing strictly by appointment via sole agents Natrass Giles on 0121 333 3363**

**Natrass Giles //**  
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