

UNIT 3, TAT BANK ROAD INDUSTRIAL ESTATE, TAT BANK
ROAD, OLDBURY, B69 4NH



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
/WORKSHOP ACCOM.

6,100 sq.ft/566.7 sq.m

- Substantial, electrically operated roller shutter door access.
- Portal framed – apex height circa, 21 ft/6.4m.
- 6, allocated off street car parking spaces.
- Circa, 1.25 miles from junction 2 of the M5 motorway.

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LOCATION

The subject premises forms part of a relatively small industrial estate, accessed via Tat Bank Road, situated within relative close proximity to the intersection with Western Road.

Access to the National Motorway Network is provided by Junction 2 of the M5 motorway (circa, 1.25 miles south west).

Oldbury Town Centre is within relative close proximity.

DESCRIPTION

Ground floor, industrial/warehouse/workshop accommodation.

Advantages include:

- Portal framed – apex height circa, 21ft/6.4m
- Substantial, electrically operated roller shutter door access.
- Excellent natural light.
- 6, allocated off street car parking spaces.
- Ancillary office, toilet and kitchen accommodation.

ACCOMMODATION

6,100 sq.ft/566.7 sq.m

(The mezzanine provides a further 450 sq.ft/41.8 sq.m of accommodation)

ASKING RENTAL LEVEL

£30,000 pax

Payable quarterly in advance.

TERM

The property is available on the basis of a 3 year lease agreement.

PERMITTED USE

All uses well be considered, including car repairs (check)

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

VAT

VAT is not applicable.

BUSINESS RATES

At present, the property attracts 2 separate assessments.

Combined rateable value – £26,750

Therefore, rates payable should be in the region of £13,000 pa.

However, a degree of Small Business Rates Relief may apply.

Further information is available via the sole letting agents.

MAINS SUPPLIES

The property has the benefit of 3 phase (100 amp) electrical supply, water and drainage. No mains gas.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

**** SPEAK TO SIMON – FORMAL AGREEMENT – EPC – BUSINESS RATES (DIFFERENTIAL), KEYS/ACCESS, PLANS/PHOTOS about Car repairs ****

For More Information Contact:

Robert Taylor BSc MRICS OR Oliver Beard

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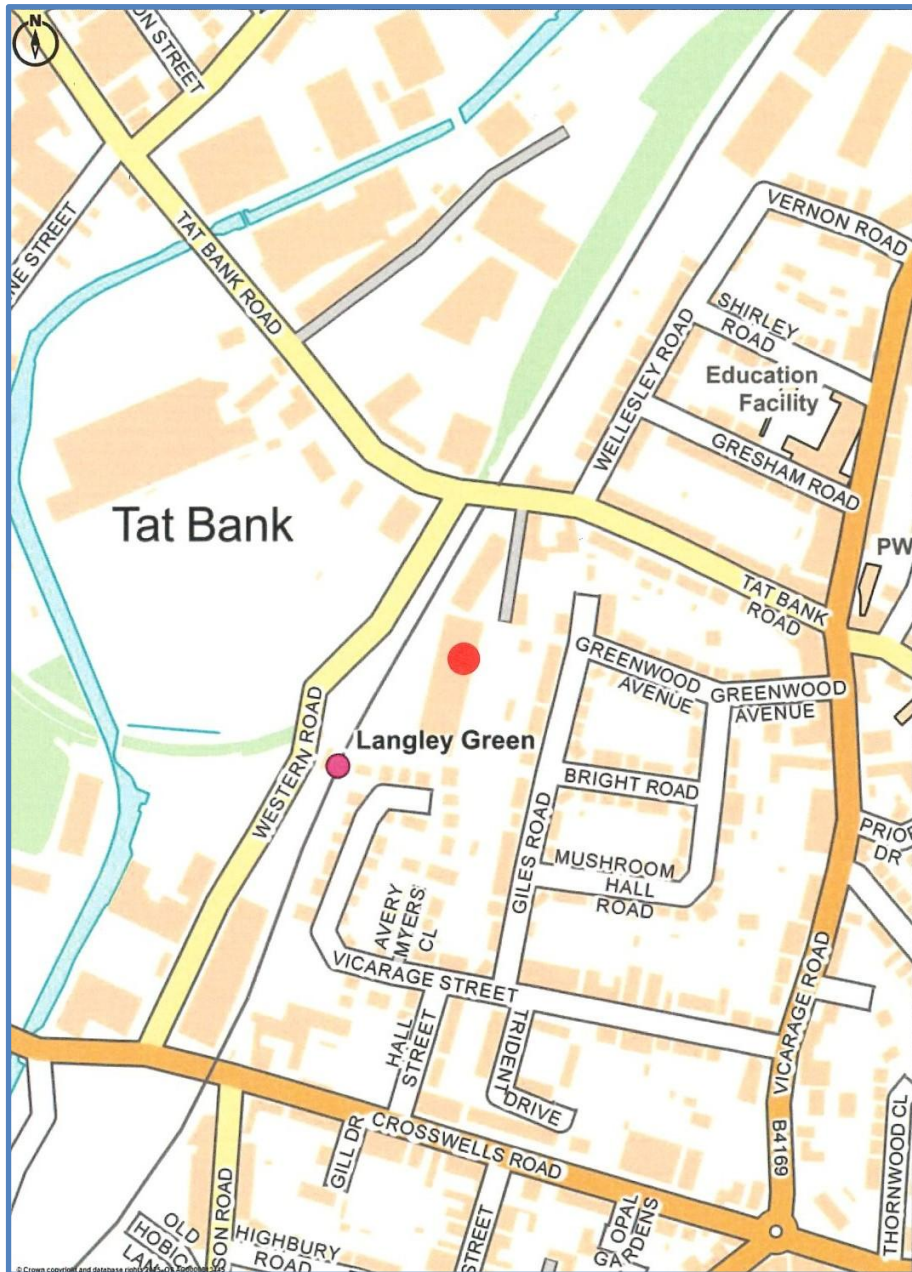
E: ollie@smbsurveyors.com

SMB
Stephens McBride

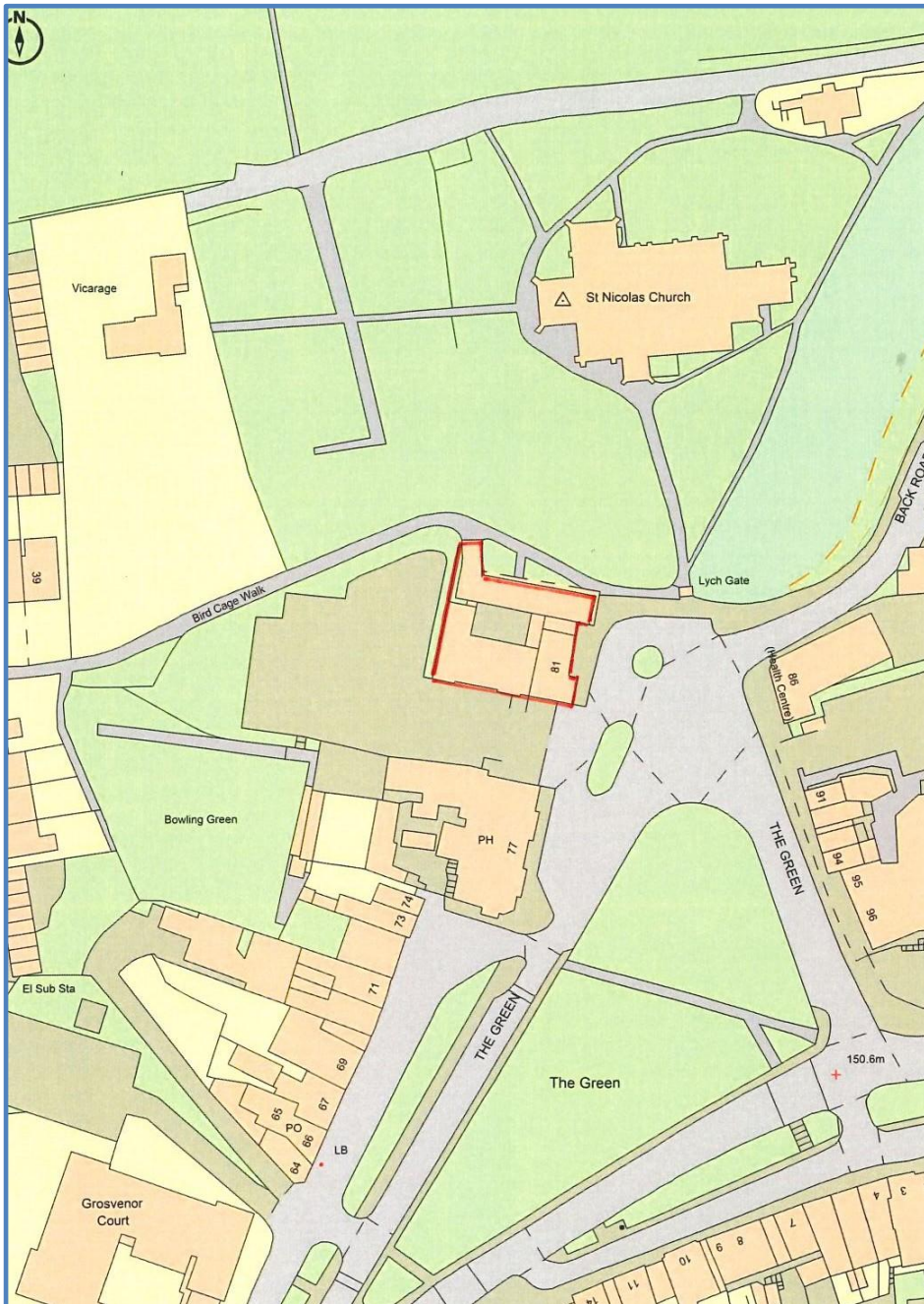
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.