

UNITS 2 & 2a, TAT BANK INDUSTRIAL ESTATE, TAT BANK ROAD,
OLDBURY, B69 4NH



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE/
WORKSHOP ACCOMMODATION

Unit 2 – 5,000sq.ft/ 464.5 sq.m

Unit 2a – 6,950 sq.ft/645.67 sq.m

- Each unit has the benefit of a substantial, electrically operated roller shutter door.
- Portal Framed
- Total of 14 off street car parking spaces
- Available individually or as a whole

- Circa, 1.25 miles from Junction 2 of the M5 motorway



Stephens McBride Chartered Surveyors & Estate
Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
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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

Both units provide ground floor, portal framed, industrial/warehouse accommodation.

Advantages include

- Each unit has the benefit of a substantial, electrically operated, roller shutter door.
- Sodium lighting
- Excellent natural light.
- Relatively high bay.
- 14, allocated off street car parking spaces.

ACCOMMODATION

Unit 2 – 5,000sq.ft/ 464.5 sq.m

Unit 2a – 6,950 sq.ft/645.67 sq.m

It is important to note that the units can be leased separately or as a whole.

RENTAL LEVELS

Unit 2 – £20,000 per annum exclusive

Unit 2a – £27,800 per annum exclusive

For More Information Contact:

Robert Taylor BSc MRICS

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RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

Unit 2

Rates Payable circa, £9,000 per annum

Unit 2a

Rates Payable circa, £12,500 per annum

MAINS SUPPLIES

Each unit has the benefit of a 3-phase electrical supply, water and foul drainage. No mains gas.

BASIS OF OCCUPATION

The basis of occupation can either be, a formal 3 year lease agreement or a tenancy at will/licence/law society agreement – immediate occupation

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

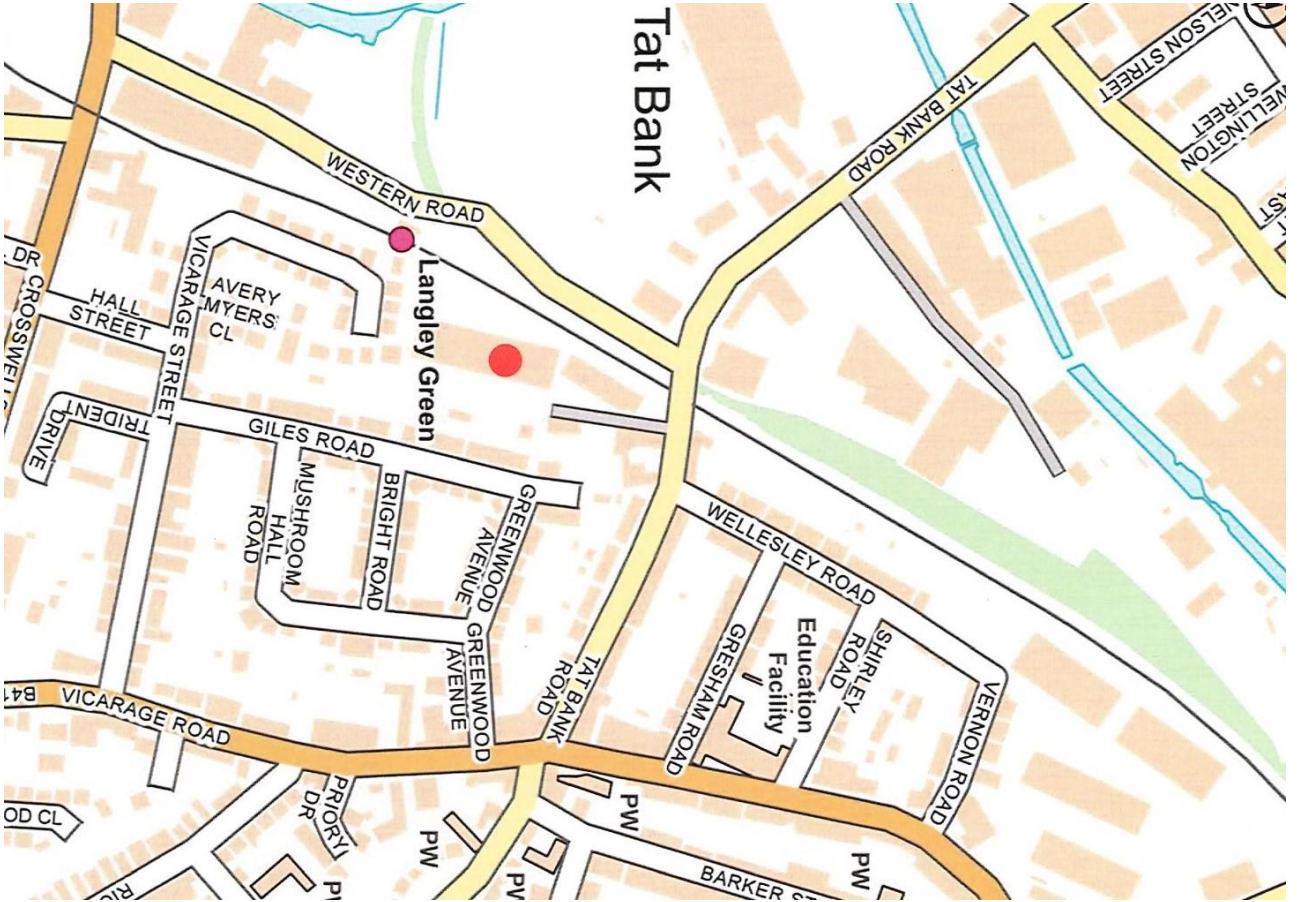
LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

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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.