

**fisher
german**

Units A & B, Portway Trade Park

Leasehold
Prominent Trade Units

Portway Road, Oldbury, B69 2BZ

3,008 - 7,021 Sq Ft (279.45 - 652.26 Sq M)



To Let



Amenities



Kwik Fit -
adjoining
occupier



Eaves Height
4.8m



Roller
Shutters



Rear
Servicing Yard



Car Parking



M5 J2

Unit B

Units A & B, Portway Trade Park

3,008 - 7,021 Sq Ft (279,45 - 652.26 Sq M)

Description

The units are in a block of 3 trade units developed in the 1990's.

The units are of steel portal frame construction with brick elevations to approximately 2 metres, with lined steel profile cladding above and surmounted by a lined steel profile clad roof incorporating translucent roof lights.

Internally the premises benefits from WC facilities, an eaves height of approximately 4.8 metres roof mounted radiant gas fired heating, high bay lighting and glazing to the front elevations providing a "shop front" benefiting from electric security grills.

There is extensive car parking to the front of the units and a rear servicing area providing access to 2 roller shutter doors, with a further roller shutter door to the front.

Location

Oldbury is located in the West Midlands, approximately 1.5 miles from West Bromwich, 7 miles from Birmingham and 8 miles south of Wolverhampton. The town benefits from excellent road communications being approximately 1 mile north west of Junction 2 of the M5 and 5 miles south of Junction 8 of the M6 Motorway.

Sandwell & Dudley train station is located less than 1 mile away, which provides regular services to Birmingham.

Portway Trade Park is prominently located on Portway Road, with visibility from Churchbridge (A4034). The A4034 provides direct access to Junction 2 of the M5. The park adjoins a Matalan store and is in close proximity to car dealerships, McDonalds, Sainsbury's supermarket, Mecca Bingo and Oldbury Green Retail Park which includes Homebase, Next, Argos, Pets At Home and Carpetright.

Locations

Birmingham: 7 miles
Wolverhampton: 8 miles
J2 M5: 1 mile

Nearest station

Sandwell & Dudley: 0.7 miles

Nearest airport

Birmingham International: 15.9 miles



Accommodation

Description	Sq Ft	Sq M
Unit A	3,008	279.45
Unit B	4,013	372.81
Total	7,021	652.26



Further information

Rent

Upon application.

Tenure

The premises are available by way of an assignment of the existing lease, sub-letting or potentially via a new full repairing and insuring lease from the landlord.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Services

We understand all mains services are connected to the units.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

Available upon request.

Legal Costs

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

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Site Plan



Contact us



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