fisher german

Unit 9, Albion Industrial Estate

Oldbury Road, West Bromwich, B70 9BP

Leasehold
Industrial Unit

3,306 Sq Ft (307.14 Sq M)



To Let | £9.50 per sq ft



Amenities

- Leasehold
- Translucent Light Panels
- Small Yard Demise
- Under Refurbishment
- Sandwell & Dudley Station
- M5 J2 1.5 Miles

Unit 9, Albion Industrial Estate

3,306 Sq Ft (307.14 Sq M)

Description

The industrial unit comprises a refurbished single workshop bay of steel frame construction beneath a mono pitched roof with corrugated sheet roof incorporating translucent light panels.

The unit is fitted with LED high bay lighting, has concrete floor, and a single level access loading door.



Location

Albion Industrial Estate is conveniently located on Oldbury Road, West Bromwich, offering easy access to both the M5 and M6 motorways and the Black Country Spine Road.

Within about ¾ mile of Sandwell and Dudley railway station, one mile from West Bromwich town centre, and only about ½ mile from Oldbury Ringway (A4034), which has direct access to the M5 Motorway at Junction 2, being about 1½ miles distant. The M5 Motorway Junction 1 is a similar distance, via Kelvin Way (A4182) and then Kendrick Way (A4252).

West Bromwich is at the heart of the Black Country, about 6 miles to the northwest of Birmingham, and 4 miles east of Dudley.

Accommodation

Description	Sq Ft	Sq M
Unit 9, Albion Industrial Estate	3,306	307.14

Locations

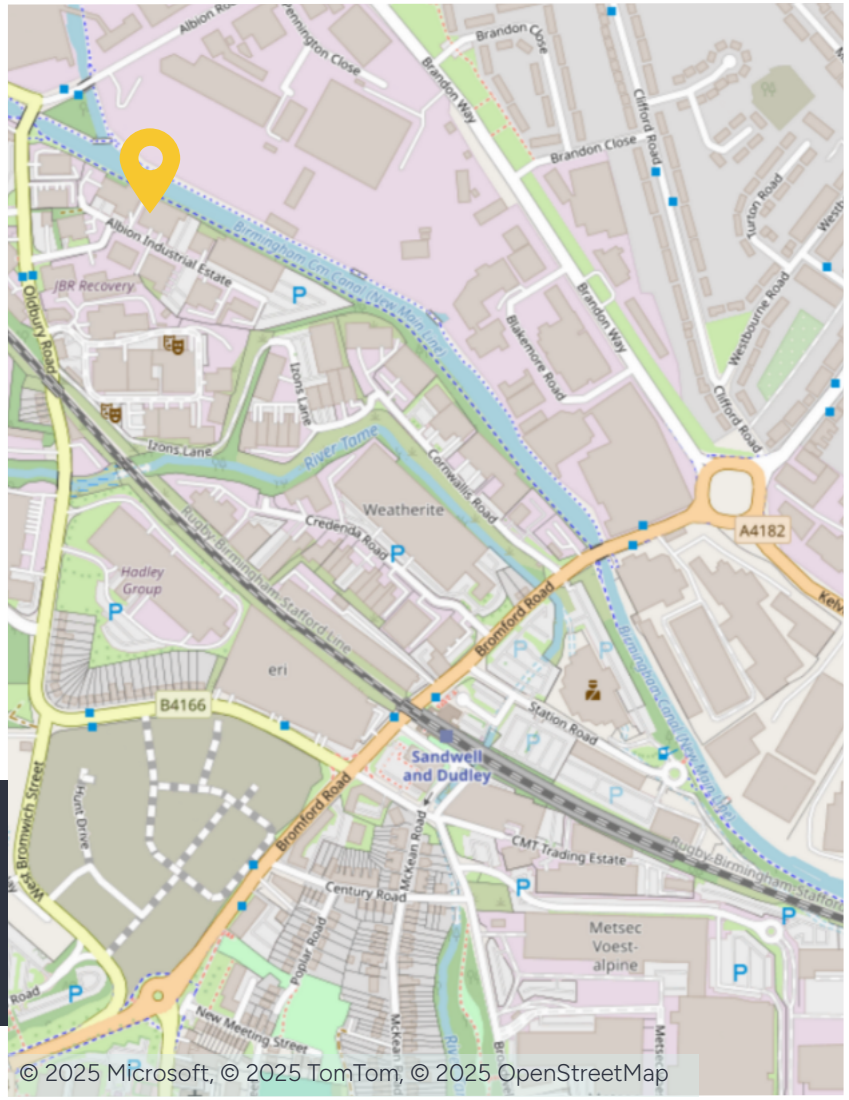
Birmingham: 6.7 miles
Wolverhampton: 8.8 miles
West Bromwich: 1.3 miles

Nearest station

Sandwell & Dudley: 0.7 miles

Nearest airport

Birmingham International: 16.6 miles



Further information

Rental
£9.50 per sq ft per annum.

Exclusive of VAT, building insurance, business rates, service charge, water rates and all other outgoings

Lease Terms
These premises will be available under a new full repairing and insuring lease for a term to be agreed.

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

2026 Rateable Value: £14,750

Partial small business rate relief may apply subject to status.

Services
Mains 3-phase electricity, drainage and water are connected to the property.

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 variable small charge is levied on the unit in order to cover of the upkeep, maintenance and management etc of common parts and facilities. Levied on a fair proportion basis.

Buildings Insurance
The landlord will insure the building, with the premium to be reimbursed by the tenant.

Possession
Full vacant possession will be offered to a new tenant upon completion of all legal formalities.

Planning
We are understand the property enjoys consent for light industrial and warehouse uses.

Prospective tenants should seek confirmation from the local authority.

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

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

EPC
Targeting 'B' following completion of refurbishment works.

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 Fisher German or our joint agent White Rose.

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Contact us



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Particulars dated September 2026. Photographs dated August 2026.