

**UNITS 7A & 7B**

To Let

**2,999 – 7,447 sq ft**  
(278.61 – 691.84 sq m)

# **REDWOOD TRADE PARK**

A457 Oldbury Road / Oldbury / West Midlands / B66 1NJ



**Main Arterial Route Frontage**

**Junction 2 M5 - 1.5 miles**

Occupiers include:

**SCREWFIX**

**TOOLSTATION**  
toolstation.com

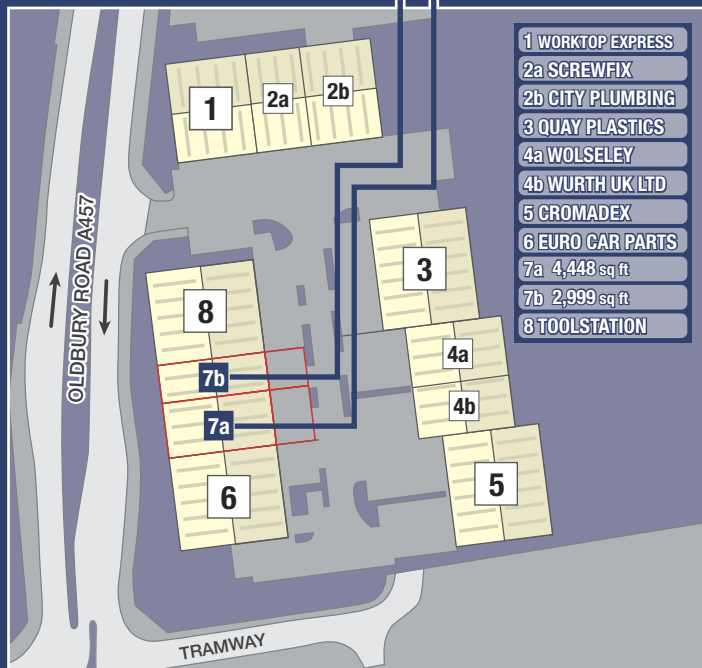
**WOLSELEY**

**WÜRTH**

**CITY  
PLUMBING**  
ESTABLISHED 1985

**EURO  
CAR PARTS**





- Located close to Oldbury and West Bromwich centres
- Large catchment area - 2.8 million people of working age within a 40 minute drive time
- Fronting A457 - linking Birmingham City Centre (6 miles) with Junction 2 of the M5 Motorway (1.5 miles) and the Black Country



To be refurbished - Example of refurbished building



## Location

Redwood Trade Park is situated on the A457 which links Birmingham City Centre with Junction 2 of the M5 Motorway (1.5 miles) and the Black Country.

This highly prominent and conveniently situated scheme has proven popular with national firms including Euro Car Parts, Toolstation, City Plumbing, Wolseley Plumb & Parts and Wurth.

## Description

The units are to be refurbished and comprise the following specification:

- Level access loading door
- Male & female WC's
- Sodium lighting
- Gas
- Eaves height of 5.5 metres
- Benefits from delivery & customer parking
- Office/counter fit out subject to agreement

## Planning

The units benefit from use Class B2, B8, E(g)(iii).

## Service Charge

A Service Charge is payable for general maintenance and repair of common areas, roadways, landscaping, boundaries etc.

## VAT

All costs subject to VAT.

## Costs

Each party to bear their own.

## Lease Terms

The leases are available on full repairing and insuring leases on terms to be agreed.

### Current Availability

| Unit  | Sq ft | Sq m   | EPC |
|-------|-------|--------|-----|
| 7a    | 4,448 | 413.23 | 57C |
| 7b    | 2,999 | 278.61 | TBA |
| Total | 7,447 | 691.84 |     |

The units are available individually or combined.







Misrepresentation Act:  
These particulars are a general outline  
only for the guidance of purchasers or  
tenants and do not constitute the whole  
or any part of an offer or contract.

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