

**fisher  
german**

# Units 6 & 7, Junction 2 Industrial Estate

Leasehold  
Industrial Unit

Demuth Way, Oldbury, B69 4LT

29,558 Sq Ft (2,746 Sq M)



**To Let**





## Amenities



3 Roller  
Shutter Doors



Highly Prominent  
Location



Large  
Forecourt



Ample Car  
Parking



Gated & Well  
Maintained Estate



Motorway  
Access J2 M5

## Units 6 & 7, Junction 2 Industrial Estate

29,558 Sq Ft (2,746 Sq M)

### Description

The premises provide a modern industrial/warehouse premises.

The unit provides 3 roller shutter doors 4.9m in height.

The unit has two access points from Demuth Way through shared yards areas.



## Location

Junction 2 Industrial Estate occupies a superb logistical location situated adjacent to Junction 2 of the M5, accessed via Birchley Island and situated on Demuth Way. As such, the estate has excellent access to the M5 and M6 thereafter. Oldbury and as Birmingham city centres are close by, as well as easy access the Black Country and Wolverhampton.

## Accommodation

Description	Sq Ft	Sq M
Warehouse	27,217	2,528.51
Ground Floor Offices	918	85.26
First Floor Offices	1,423	132.23
Total	29,558	2,746.00

### Locations

M5 Junction 2: 0.9 miles

Oldbury: 1.6 miles

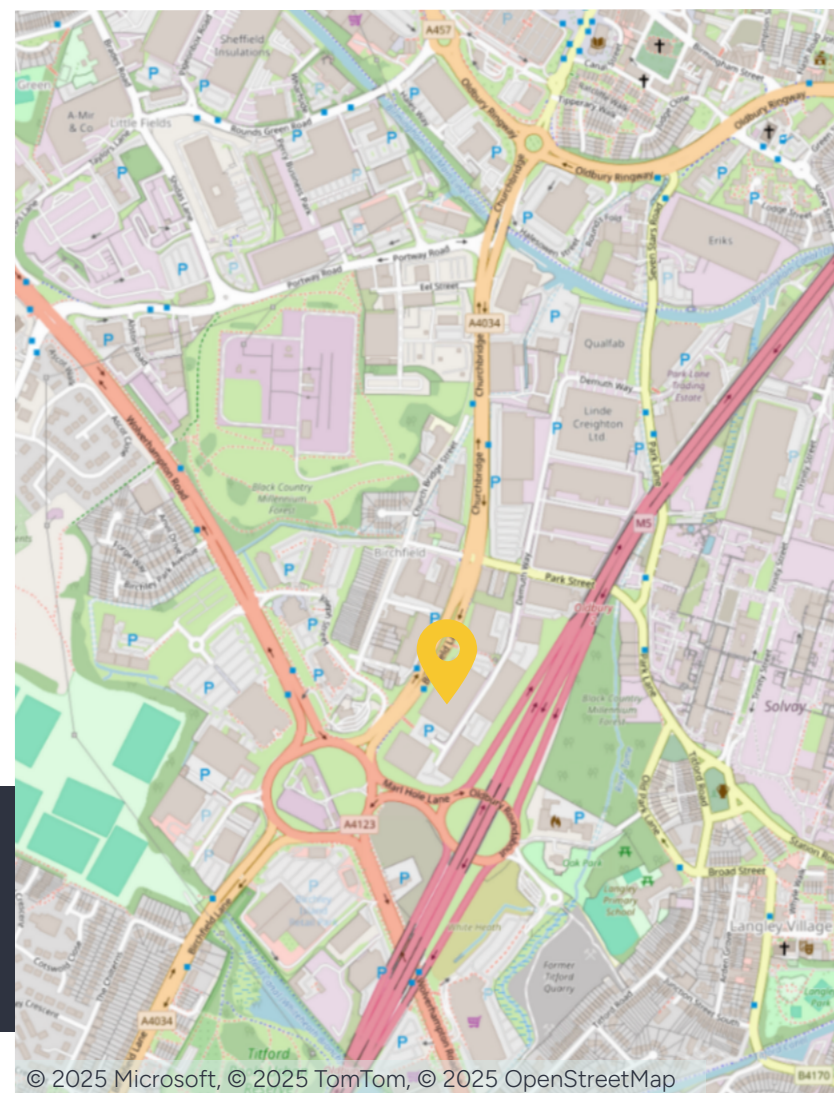
Birmingham: 7.4 miles

### Nearest station

Langley Green: 0.9 miles

### Nearest airport

Birmingham International: 21 miles





## Further information

### Lease Terms

Available by way of surrender or new lease.

### Rent

On application.

### Tenure

Leasehold.

### Business Rates

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

### Services

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.

### Legal Costs

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

### Service Charge

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

### EPC

The EPC rating of C (66) and C (64).

### Fixtures & Fittings

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

### 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.







## Contact us



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