

# REDWOOD

## TRADE PARK

A457 OLDBURY ROAD • OLDBURY • WEST MIDLANDS • B66 1NJ

Part of  AURORA PARKS

Unit 4B  
**3,880 sq.ft** (360.5 sq.m)

Industrial / Warehouse Unit

**TO LET**



# Description.

**Redwood Trade Park is 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.



Indicative refurbishment

# Accommodation.

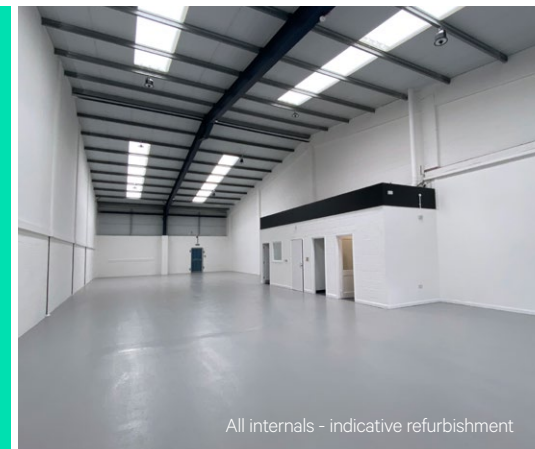
# Specification.



The accommodation comprises of the following GIA measurements:

	SQ M	SQ FT
Unit 4B	360.5	3,880

-  Level access loading door
-  Male & female WC's
-  Gas connection
-  Eaves height of 5.5 metres
-  Benefits from delivery & customer parking
-  Flexible trade counter/ office fit outs available, subject to agreement



All internals - indicative refurbishment




# Location.

 [Click here to view Google Maps](#)

 [What3Words radio.star.jars](#)

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, Alliance, City Plumbing, Wolsley Plumb & Parts and Wurth.

HGV DRIVETIMES		
	M5 J1	1.7 miles
	M6 J6	6.8 miles
	M6 J10A/M54	11.0 miles
	M5 J4A/M42	12.5 miles

## Further Information.

### TERMS

Available on full repairing and insuring leases on terms to be agreed.

### RENT

Rent on application.

### VAT

All figures quoted are exclusive of VAT.

### RATEABLE VALUE

Available upon request.

### ESTATE CHARGE

£2,880.44 (£0.96 per sq ft)

### ENERGY PERFORMANCE CERTIFICATE RATING

C - 57



## Contact.

For further information or to arrange a viewing please contact the agents:

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IN PARTNERSHIP WITH **Hines**

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