

INDUSTRIAL, WAREHOUSE | TO LET

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2A AND R/O 2A PEARSALL DRIVE, OLDBURY, BIRMINGHAM, B69 2RA
1,842 TO 3,945 SQ FT (171.13 TO 366.50 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Interconnecting warehouse units with secure yard area, which can be let separately or as a whole

- Unit 2a - 1,842 ft2 @ £17,500 PA
 - Rear of Unit 2a - 2,103 ft2 plus Secure Yard @ £22,500 PA
 - Total site 3,945 ft2 plus Secure Yard @ £40,000 Per Annum
 - Portal frame building
 - Modern office content
 - Secure Yard
 - Excellent trading location
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DESCRIPTION

The property comprises a portal frame industrial warehouse of steel construction with brick and blockwork infill elevations, surmounted by a sheeted roof incorporating translucent roof lights.

The premises benefit from a substantial, gated and secure yard area positioned to the side elevation, providing excellent loading, manoeuvring and external storage accommodation.

Internally, the accommodation is well configured and offers flexibility, with the ability to split the building to provide two self-contained units. The rear of 2a provides predominantly warehouse space with ancillary office and WC facilities and a secure yard. Unit 2a provides an attractive reception area, fitted kitchen, male and female WC facilities, together with additional storage accommodation accessed via a roller shutter door from the front elevation.

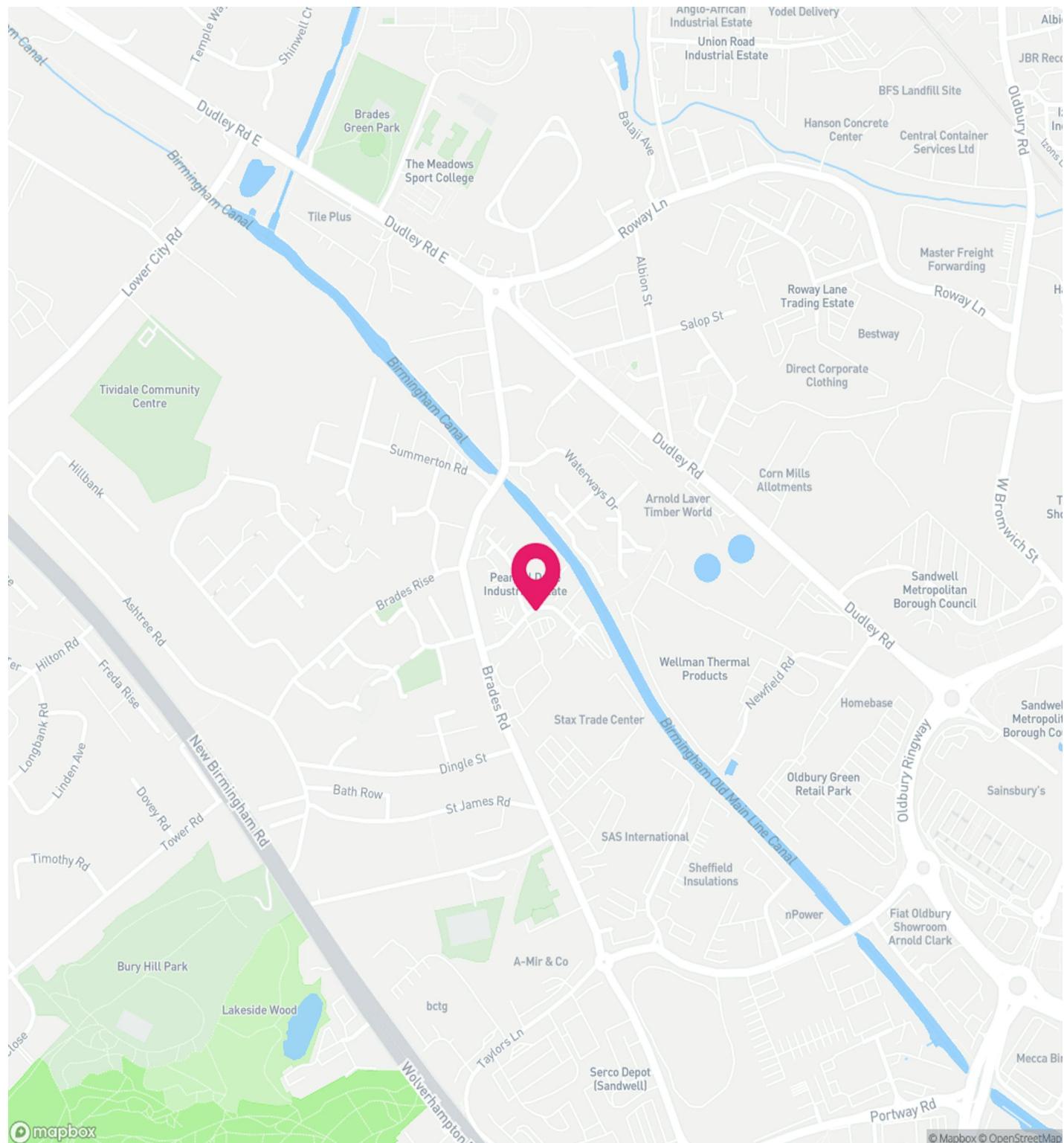


LOCATION

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The property is situated on Pearsall Drive within an established industrial and commercial location in Oldbury, a well-regarded area for logistics, manufacturing and trade counter occupiers. Pearsall Drive comprises a mix of national and local operators, creating a strong and active commercial environment with complementary uses nearby.

The location benefits from excellent connectivity to the regional and national motorway network. Junction 2 of the M5 is located a short distance to the east, providing direct north-south access and swift connections to the M6 and wider Midlands motorway network. The area is also well served by principal arterial routes including the A4123 (Wolverhampton Road) and A4034, which provide convenient links to Birmingham City Centre, Wolverhampton, West Bromwich and the wider Black Country conurbation.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Unit 2a	1,842	171.13	Available
Ground - Rear of 2a	2,103	195.38	Available
Total	3,945	366.51	

SERVICES

We understand that the premises has the benefit of all mains services which are connected on, or adjacent to the subject premises.

The agent has not tested the suitability of the units and recommends that all interested parties carry out their own investigations.

RATEABLE VALUE

Unit 2a - RV £10,500

Rear of Unit 2a - RV £12,000

Both units will qualify for small business rates exemption, subject to tenant qualification.

Group sharing is allowed for occupiers wishing to rent the whole premises.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

Rent on application

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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