Michael Johnson & Co.

COMMERCIAL PROPERTY CONSULTANTS

01384 395 323



UNIT 4 OAK STREET INDUSTRIAL PARK, CRADLEY HEATH, B64 5JY

TO LET

REFURBISHED WAREHOUSE / STARTER UNIT

SIZE

1,033 SQ FT (96 SQ M)

TO LET

£14,000 PAX

Extensively refurbished Warehouse / Starter Unit

3 phase power supply

Prominent location in the heart of the Black Country

4m to eaves

Location

The property is situated on Oak Street Industrial Park accessed off the very busy Reddal Hill Road.

The M5 motorway is approximately 3 miles to the east providing access to Junction 2 at Oldbury.

Description

The property comprises an extensively refurbished warehouse / starter unit with an integral toilet block. It also benefits from allocated parking spaces to the rear of the unit.

The refurbishment includes new translucent roof lights, a full rewire and full decoration to the warehouse & toilet block.

Accommodation

Warehouse (Inc. toilet block)	1,033 sq ft

Rent

To Let - £14,000 pax

Rating Assessment

Rateable Value: £8,600
U.B.R: 49.9P in the £ (2025/2026)

* The property may qualify for 100% small business rates relief.
* Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Lease Terms

Available by way of a new FRI lease with a term and rent review pattern to be agreed.

V.A.T.

The building is V.A.T. registered.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify that they are in working order or fit for their purpose.

Energy Performance Certificate

EPC rating – E110.
Certificate available upon request.

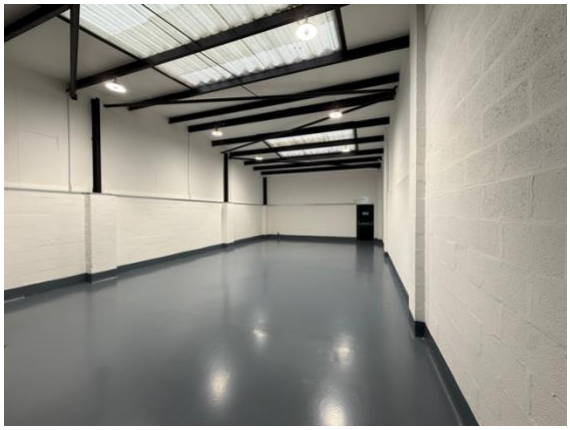
Viewing

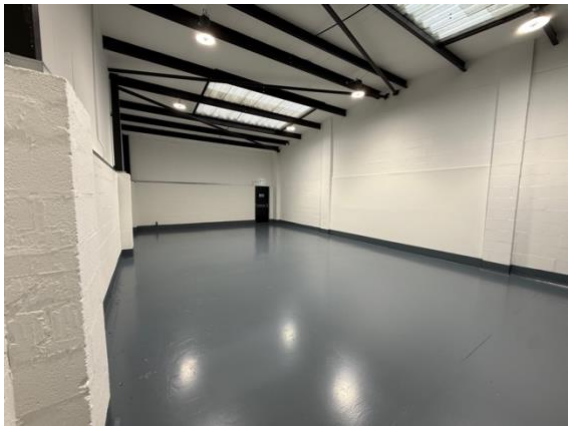
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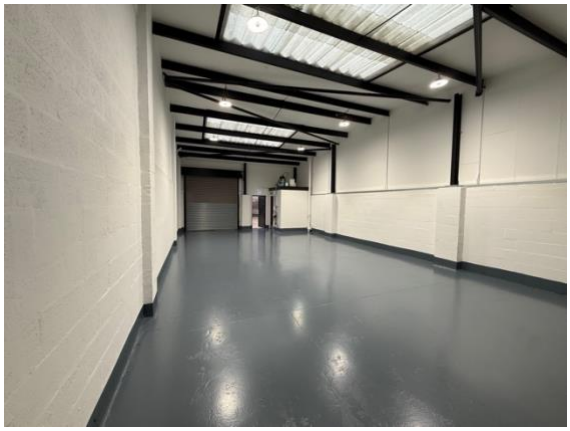
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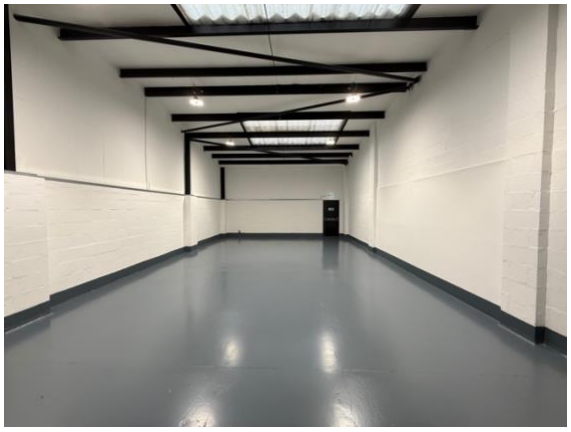
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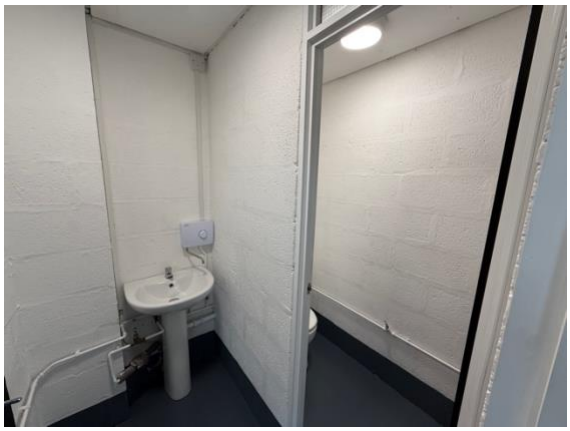
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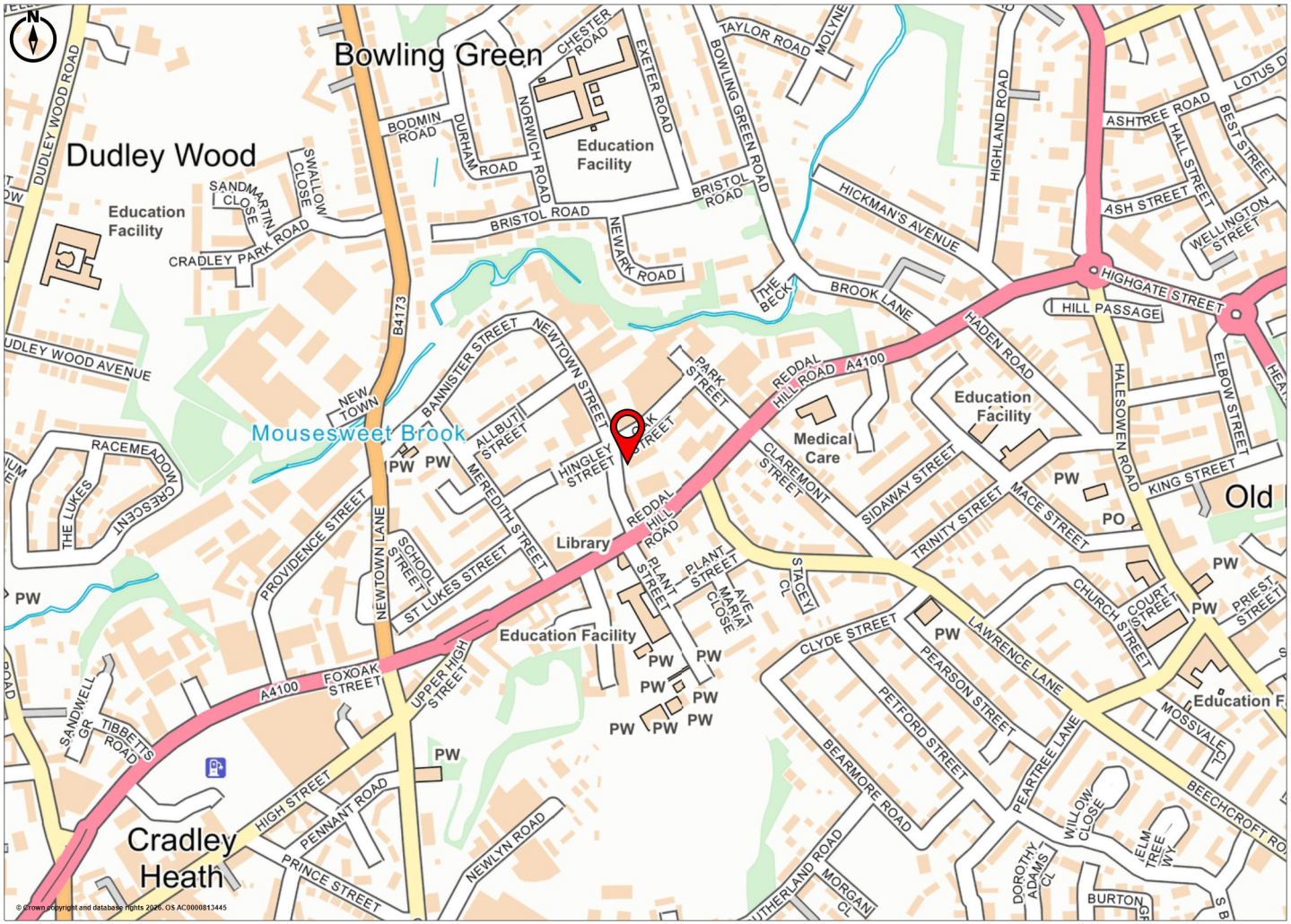






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