



TO LET

MODERN INDUSTRIAL/ WAREHOUSE PREMISES

UNIT 6 & 7 JUNCTION 2 INDUSTRIAL ESTATE
DEMUTH WAY, OLDBURY, B69 4LT



29,558 sqft

(2,746 sqm) approx

INTEGRAL OFFICE ACCOMMODATION

HIGHLY PROMINENT LOCATION FRONTING J2 M5

LARGE FORECOURT TO FRONT AND SIDE OF UNIT





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.

DESCRIPTION

The premises provide a modern industrial/warehouse premises with integral ground and first floor offices. The unit provides 3 electric roller shutter doors to front and side elevations, LED lighting, concrete floor and 6.3m eaves. Fitted ground and first floor offices are provided with welfare facilities. Externally, the property provides for loading to side and front elevations with onsite car parking.

AVAILABILITY/ TENURE

The property is available by way of an assignment or sub-lease of a lease expiring December 2026 with passing rent of £180,000 exclusive. Alternatively, a new lease is available by way of separate negotiation.

BUSINESS RATES

2026 Rateable Value (Warehouse & Premises) £160,000

ACCOMMODATION

AREA	SQM	SQFT
Warehouse	2,528.51	27,217
GF Offices	85.26	918
FF Offices	132.23	1,423
Gross Internal Area	2,746	29,558

EPC

Rating C (64 & 66)



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via the joint agents:

HARRIS LAMB

Contact: Neil Slade / Ashley Brown
Email: neil.slade@harrislamb.com
ashley.brown@harrislamb.com

Or

Fisher German
0121 561 7882

Tel: 0121 4559455
Date: March 2026

SUBJECT TO CONTRACT



