



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

**UNIT 5 GRANADA TRADING ESTATE,
PARK STREET, OLDBURY, B69 4LH**



5,871 sq. ft. (545.44 sq. m.)

Approx. Gross Internal Area

- Newly refurbished
- 6m eaves height
- Close proximity to Junction 2 of the M5 Motorway
- **RENT: £42,000 per annum, exclusive**





Location:

The property is situated on the Granada Trading Estate, which is on Park Street, in Oldbury.

Birmingham City Centre is approximately 6.3 miles to the east.

Junction 2 of the M5 Motorway is approximately ½ mile distant.

Description:

The property comprises the following specification:

Internal:

- Steel portal frame unit with brick clad elevations.
- 6m eaves height.
- Concrete floor.
- Office has suspended ceilings fluorescent strip lighting and perimeter trunking power supply. (Not heated).

External:

- 3 parking spaces to the front of the unit.
- Concrete loading area.

Accommodation:

AREAS	SQM	SQFT
Warehouse	500.98	5,392
Office	44.46	479
Total Gross Internal Area	545.44	5,871

Tenure:

The property is available by means of a new full repairing and insuring lease upon terms to be agreed.

Quoting Rent:

£42,000 per annum exclusive.

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.

Business Rates:

Rateable Value (2026) £38,750

EPC Rating:

C (51)

Money Laundering:

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





Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

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

Viewing:

Via joint agents only:

Harris Lamb:

Contact: Thomas Morley
Mobile: 07921 974 139
Email: thomas.morley@harrislamb.com

Nick Empson
07721 816 907
nick.Empson@harrislamb.com



Or joint agents Knight Frank

Dominic Towler
Mobile: 07387 259 958

Ref: G008061

Date: April 2026

Subject To Contract



