

FOUNTAIN LANE BUSINESS PARK, OLDBURY

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TO LET

INDUSTRIAL UNIT 4500 SQ/FT

- ✓ PRIME LOCATION—OPPOSITE SANDWELL AND DUDLEY TRAIN STATION
- ✓ EXCELLENT NATURAL LIGHT
- ✓ 4.2M CLEARED HEIGHT

LOCATION

The property is situated to the North of Oldbury town centre on the corner of Fountain Lane and Bromford Road. The Sandwell and Dudley Railway Station is situated approximately 40 metres to the west of the site providing direct links to London Euston.

Access to the national motorway network can be gained via either Junction 1 or 2 of the M5 motorway. Both are equidistant from the property approximately 1.5 miles in distance. Junction 9 of the M6 is approximately 5 miles away.

The premises is approximately 1 mile from the Birmingham Rd connecting to Dudley and Wolverhampton and surrounding areas. Birmingham City Centre is approximately 6 miles away

DESCRIPTION

This property benefits from excellent natural light and re-enforced concrete floor. The unit would be suitable for a gym/leisure or light storage use.

PLANNING

We understand that the property benefits from B1, B2 and B8 uses; however, we advise the interested parties to make their own enquiries with the relevant authorities

LEGAL COSTS

All parties to incur their own costs.

RATES

To be assessed by the relevant authority.

AVAILABILITY

The property is available immediately, subject to contract.

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