

### LOCATION

The property is located on the junction of Roway Lane and West Bromwich St in Oldbury, West Midlands The property is located in a prime industrial and logistics location, situated 5 miles west of Birmingham City Centre, 1 mile approx to J2 M5 and 350 metres from Sanwell and Dudley Railway Station.

## DESCRIPTION

An excellent opportunity to lease a prime piece of storage and distribution land in a central Midlands location. The property is currently being resurfaced ready for a new occupier. The property benefits from two gated access points, one off Roway Lane and another from West Bromwich St, both of which are suitable for HGV's. The surface comprises of a hardcore sub-base with a surface layer of road surface stone and thoroughly compacted for HGV suitability. The site is immediately bound by industrial and logistics use classes and it is believed there are no operating hour restrictions.

## **PLANNING**

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

#### SERVICE CHARGES

A contribution towards the maintenance costs of the site and a charge for building insurance will be levied.

# **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





