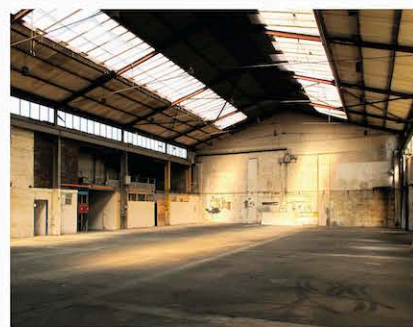
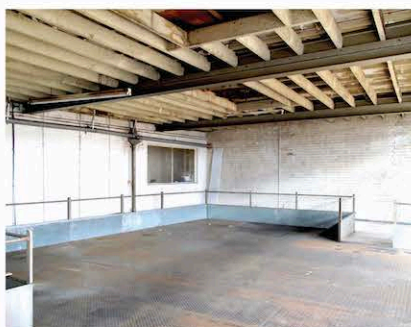


INDUSTRIAL /
WAREHOUSE
SPACE

TO LET

BIRCHFIELD LANE,
OLDBURY



ADDRESS AND SIZE

Oldbury, West Midlands, B69 2AY

14,625 sq ft

SUMMARY

98 Birchfield Lane comprises a single bay Industrial Warehouse unit with an eaves height of 7.3 m and a 2 storey ancillary office block.

VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

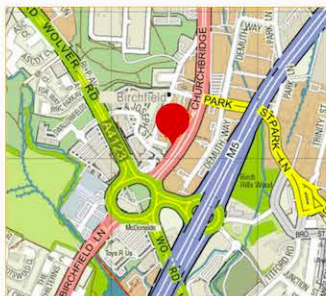
GET IN TOUCH

📞 0121 228 0000

🌐 pallmallestates.co.uk



High value, low cost, flexible business space to let throughout the UK



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE

0121 228 0000

pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



DESCRIPTION

98 Birchfield Lane comprises a single bay Industrial Warehouse unit with an eaves height of 7.3 m and a 2 storey ancillary office block. The Warehouse is accessed from Houghton Street via a single roller shutter door fronting a secure loading compound. This area benefits from high level perimeter glazing and roof lights proving the premises with a large level of natural light. The centrally heated offices are contained within a self contained block with off street parking that front Birchfield Road.

LOCATION

The premises are located in the West Midlands, with good connections to Birmingham and the rest of the UK. Junction 2 of the M5 is 0.4 miles away, Oldbury Ringway is just 0.5 miles away and Sandwell and Dudley railway stations are 1.2 miles away.

APPROXIMATE DRIVING DISTANCES

M5, J2	0.4 miles
Oldbury Ringway	0.5 miles
Langley Green Railway Station	0.9 miles
Sandwell and Dudley Railway Station	1.2 miles
M6, J8	6.3 miles

UNIT SIZES

	Sq ft	Sq m
Warehouse		
Main Bay	9,150	850
Mezzanine floor	3,100	285
Ancillary Block		
Ground floor	810	75
First floor	1,600	150
Total	14,660	1,360

FEATURES

- Warehouse and mezzanine
- Demised parking
- 24 ft (7.3 m) eaves height
- Loading door of 4.5 m (w) x 5.6 m (h)
- Ancillary block with offices, workshop, canteen and WCs
- Two tonne crane
- Secure loading area

LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause: Conditions under which particulars are issued by Pall Mall Estates to themselves, for any joint agents and to the vendor or lessor of this property whose agents they are, give notice that: (i) the particulars are set out as a general guide only for the guidance of interested purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to position and necessary permission to use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representations or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2014