



Units 7&8

**Percy  
Business  
Park**

Oldbury  
B69 2RD



## **Modern industrial/warehouse units To Let/For Sale**

4,234-8,477 sq ft (393.5 - 787.8 sq m)

- Secure self-contained yard and gate access
- 2 Loading Doors
- Three phase electricity
- Allocated Parking
- Junction 2 M5 1 mile

## Location

Percy Business Park is prominently located on Rounds Green Road in Oldbury. The estate benefits from easy access to the M5 motorway, located only 1 mile from Junction 2 and 3 miles from Junction 1. Birmingham City Centre lies approximately 7.5 miles away via the main Birmingham Road (A457). Nearby occupiers on the estate include: Phoenix Gas Services, Wentworth, Acorn Industrial and Andrew Page.

## Description

Units 7 & 8 Percy Business Park are modern, end of terrace industrial/warehouse units totalling 8,477 sq ft (787.8 sq m).

## Accommodation

	sq ft	sq m
Unit 7	4,243	394.3
Unit 8	4,234	393.5
Total	8,477	787.8

Available together or individually.

## Specification

- Steel portal frame construction
- Eaves height rising from 6.6m to 8.1m
- Concrete floor with a loading of 37.5 kN per sq m
- 3 phase electricity
- Power capacity of 21 kVA (for each unit)
- Fire alarm system
- Ground floor office accommodation

## External

- Secure yard and parking with gate access
- 16 parking spaces and 2 disabled parking spaces

## Planning

The units benefit from B1, B2 and B8 uses (Use Classes Order of the Town & Country Planning Act 1987).

## Tenure

A new lease is available on full repairing and insuring terms. Rent upon application. Alternatively the units are available to purchase.

## Estate Charge

An estate charge is payable by the incoming tenant.

## Rates

Rateable Value = £32,750 (2017)  
Further information available from Sandwell Metropolitan Borough Council on 0121 569 4054.

## VAT

VAT is applicable.

## EPC Ratings

Unit 7 - B48  
Unit 8 - B43

## Viewing and further information



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