BULLEYS
CHARTERED SURVEYORS

0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNITS

470 - 7,576 ft² (43 - 703 m²)

OAK STREET TRADING ESTATE, OAK STREET, QUARRY BANK, DUDLEY, DY5 2JQ

Estate security fencing and access gate.

Comprehensively refurbished to include new roofs.

The Dudley Southern Bypass gives access to Junctions 2 of the M5 motorway approximately 6 miles distant.

Merry Hill Shopping Centre approximately 1 mile distant and Dudley town centre approximately 3 miles distant.

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LOCATION
The units are located on Oak Street Trading Estate, Oak Street, Quarry Bank, Dudley. The estate is located approximately 1/2 mile from Merry Hill Shopping Centre, with access via the Dudley Southern Bypass (A461) and the Birmingham New Road (A4123), to Junction 2 of the M5 Motorway which is approximately 6 miles distant. The Dudley Southern Bypass and M5 Motorway provide access to the whole of the Black Country and the national Motorway network.

DESCRIPTION
In the process of being refurbished, the units, in the majority, comprise of steel portal frame construction with a lined and pitched roof incorporating roof lights, with brick/blockwork elevations and a concrete floor. Access is provided by a roller shutter door with toilets and ancillary accommodation.

Unit 5 Oak Street Industrial Estate is at first floor level and accessed via a staircase to the side of the property. Unit 17 Oak Street Industrial Estate is a lock-up with no WC facilities available.

ACCOMMODATION
Gross internal areas approximately:-

	Sq Ft	Sq M
Unit 3	1,968	183
Unit 4	3,778	350
Unit 5	1,310	122
Unit 7	1,973	183
Unit 9	7,576	703
Unit 11	1,703	158
Unit 12	4,832	448
Unit 14	2,669	247
Unit 17	470	43

OUTSIDE
The estate is accessed via a single security gated entrance, with customer and employees car parking available. Each unit has a loading/unloading area.

SERVICES
We understand that mains water, drainage and 3-phase electricity are connected or available. Interested parties are advised to check the position with their advisors/contractors.

RENTAL

Unit 3	£16,728.00 per annum exclusive
Unit 4	£26,446.00 per annum exclusive
Unit 5	£11,135.00 per annum exclusive
Unit 7	£16,770.50 per annum exclusive
Unit 9	£37,880.00 per annum exclusive
Unit 11	£16,000.00 per annum exclusive
Unit 12	£33,824.00 per annum exclusive
Unit 14	£18,683.00 per annum exclusive
Unit 17	£7,050.00 per annum exclusive

LEASE TERMS
The units are available by way of a new full repairing and insuring lease on a term to be agreed.

SERVICE CHARGE
A service charge is levied to cover communal costs and services. Contact the agents for full details.

PLANNING
Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 818181.

RATES
We are advised by Valuation Office Agency website, that the current assessments are as follows:-

Unit	Rateable Value	Rates Payable
Unit 3	£10,500	£5,239.50
Unit 4	£15,250	£7,609.75
Unit 5	£4,650	£2,320.35
Unit 7	To be re-assessed on occupation	
Unit 9	£21,750	£10,853.25
Unit 11	£9,800	£4,890.20
Unit 12	£18,000	£8,982.00
Unit 14	£11,500	£5,738.50
Unit 17	To be re-assessed on occupation	

The above figures are subject to Small Business Rates Relief and transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01384 814882.

VAT
All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC
EPC's have been carried out on these properties. The properties have been awarded as follow:-

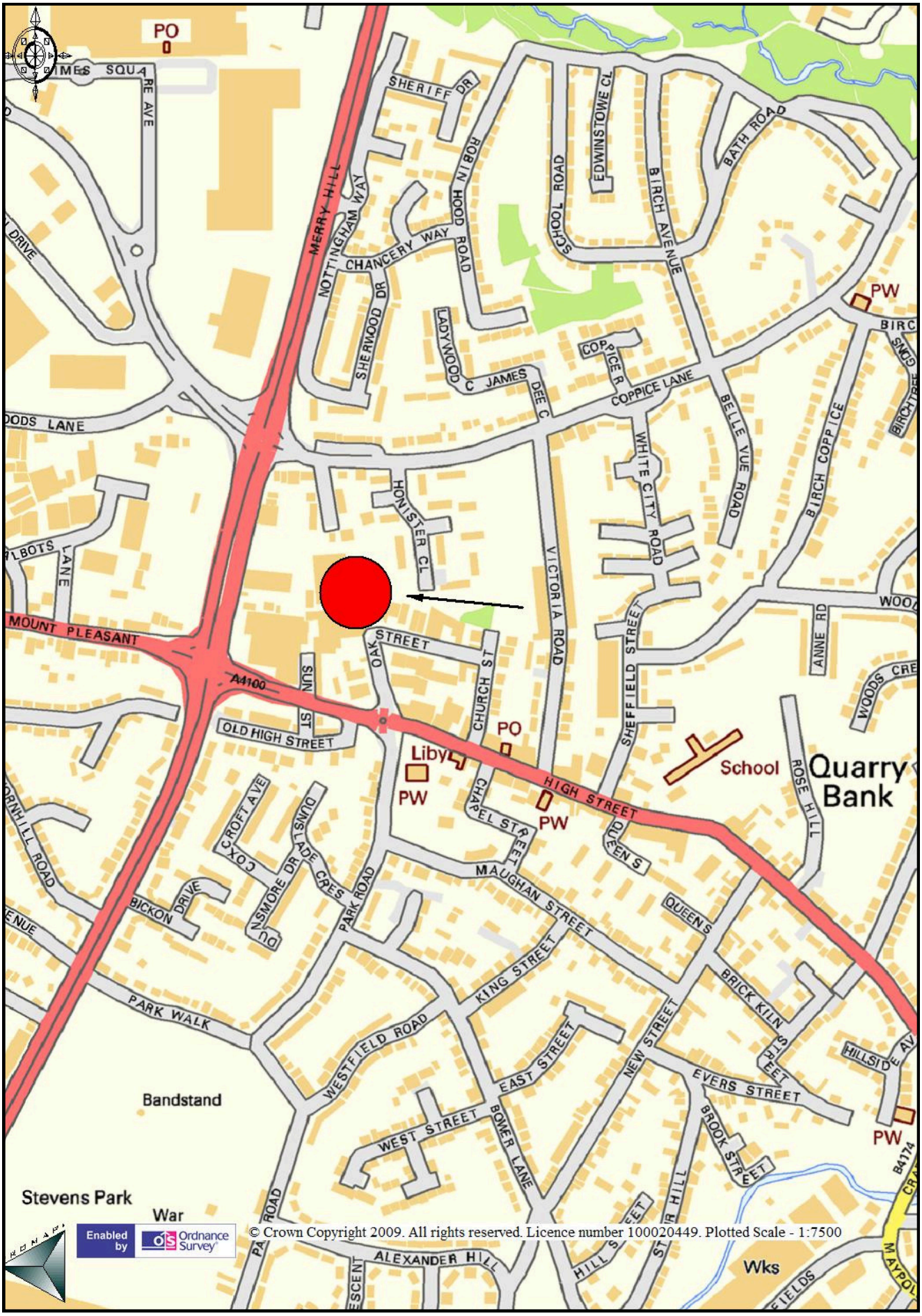
Unit 3	Being commissioned
Unit 4	91 D
Unit 5	Being commissioned
Unit 7	Being commissioned
Unit 9	Being commissioned
Unit 11	Being commissioned
Unit 12	Being commissioned
Unit 14	Being commissioned
Unit 17	Not required.

WEBSITE
Aerial photography and further information is available at bulleys.co.uk/oakst

VIEWING
Strictly by the prior appointment with the agents, Bulleys at their Oldbury Office on 0121 544 2121 or the joint agent, Hexagon Commercial.

Details prepared 07/2024

Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE
Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not reply on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) All rentals and prices are quoted exclusive of VAT.
(v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
(vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.