

BULLEYS

CHARTERED SURVEYORS

☎ 0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNITS

368 ft²
(43 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

Some units have been or are in the process of being refurbished and 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 is at first floor level and accessed via a staircase to the side of the property, alternatively there is an internal staircase (currently not used) into Unit 6, which is at ground level

ACCOMMODATION

Gross internal areas approximately:-

	Sq Ft	Sq M
Unit 1	368	34
Unit 2	1,547	143
Unit 3	1,968	183
Unit 4	3,778	350
Unit 5	1,310	122
Unit 6	400	37
Unit 7	1,973	183

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 1 £ 4,800 per annum exclusive
- Unit 2 £10,800 per annum exclusive
- Unit 3 £16,800 per annum exclusive
- Unit 4 £27,000 per annum exclusive
- Unit 5 £ 9,300 per annum exclusive
- Unit 6 £ 5,600 per annum exclusive
- Unit 7 £16,000 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 1	£ 2,475	£1,235.03
Unit 2	£ 8,400	£4,191.60
Unit 3	£10,500	£5,239.50
Unit 4	£15,250	£8,326.50
Unit 5	£ 4,650	£2,320.35
Unit 6	£ 3,100	£1,546.90
Unit 7	To be reassessed 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 commissioned and will be available shortly.

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 amended 12/2025



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

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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 rely 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.

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