

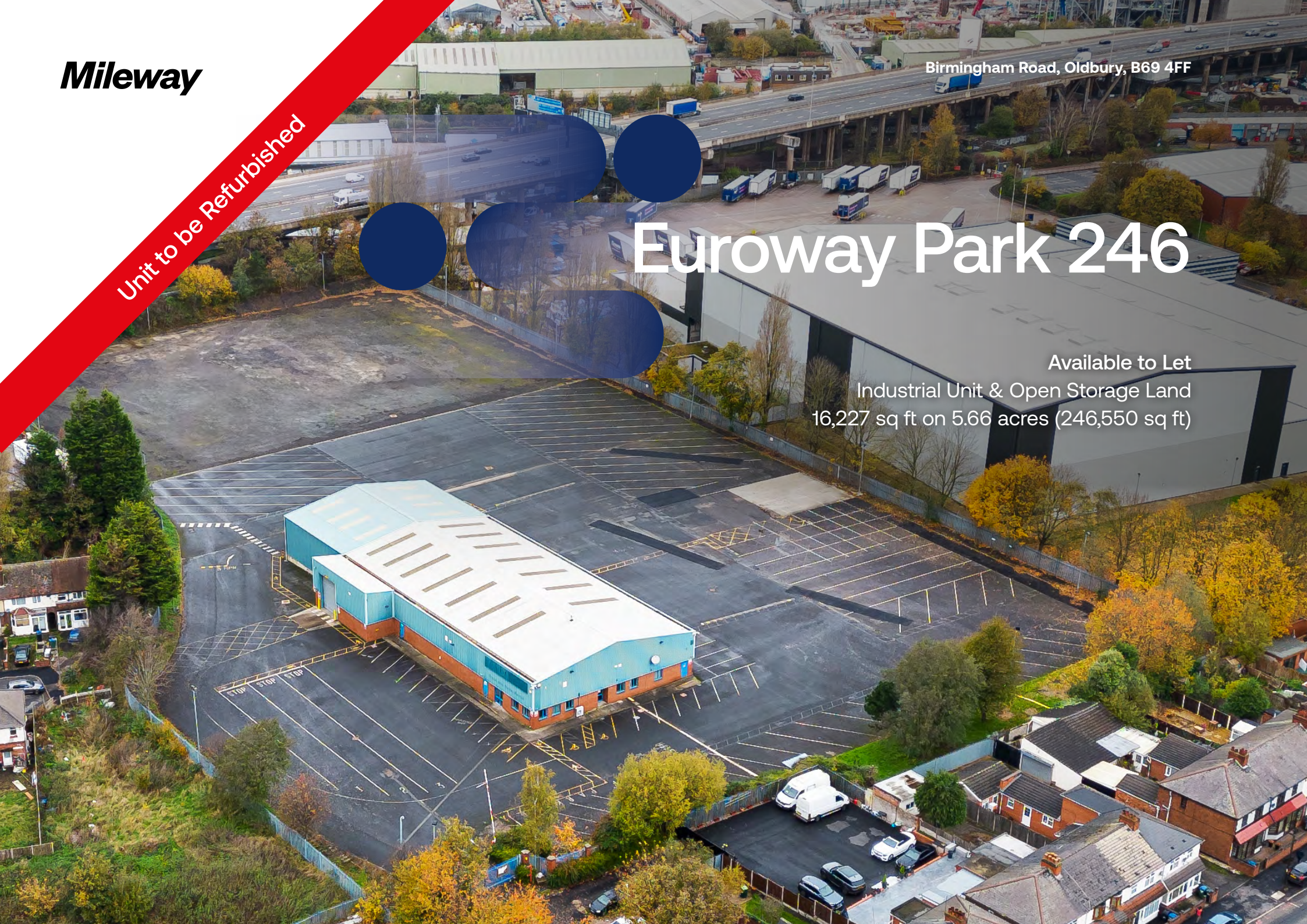
Mileway

Birmingham Road, Oldbury, B69 4FF

Unit to be Refurbished

Euroway Park 246

Available to Let
Industrial Unit & Open Storage Land
16,227 sq ft on 5.66 acres (246,550 sq ft)



Euroway Park 246



Class 1 Open Storage site



Secure and fenced



10 full height roller shutter doors



Fast access to the M5



B2/B8 Use



4.75m eaves height

Available to Let
Industrial Unit & Open Storage Land
16,227 sq ft on 5.66 acres (246,550 sq ft)

Located in a prime Oldbury industrial location, this 5.66 acre site has recently been used as a commercial vehicle dept, and would suit continued use on a B2/B8 basis. The site is a Class 1 (82) open storage site and is fully secure and fenced. The surface of the yard is a combination of tarmac and hard-standing.

The workshop unit of steel portal frame construction with associated office is due to be extensively refurbished. Combined, the units benefit from 10 full height roller shutter doors, lighting, concrete floor with three inspection pits and a rolling road and welfare accommodation on site.

Site Plan



Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)	Acres
Unit Size	16,227 sq ft	1,507 sq m	-
	sq ft (Approx GIA)	sq m (Approx GIA)	Acres
Yard Size	246,550 sq ft	22,905 sq m	5.66



Location



Euroway Park 246

EPC

To be reassessed following refurbishment.

VAT

The property is elected for VAT.

Mileway

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Viewing / Further Information



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Planning

The site benefits from a B2/B8 planning consent. Further enquiries with the local authority - Sandwell Council.

Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

Carter Jonas
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Birmingham Road, Oldbury, B69 4FF

Rateable Value

Rateable Value £148,000 (2023). Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

Location

The property is located 5 miles to the west of Birmingham. Situated off the Birmingham Road (A457) adjacent to Sandwell Business Park and the M5 motorway, the site is highly visible when travelling either north or southbound.



By Road

Access is direct from Birmingham Road, providing fast access to the M5 with both J1 and J2 within 2 miles.



By Rail

Sandwell & Dudley railway station is located 1 mile to the north with regular direct services into Wolverhampton, Birmingham, and London.



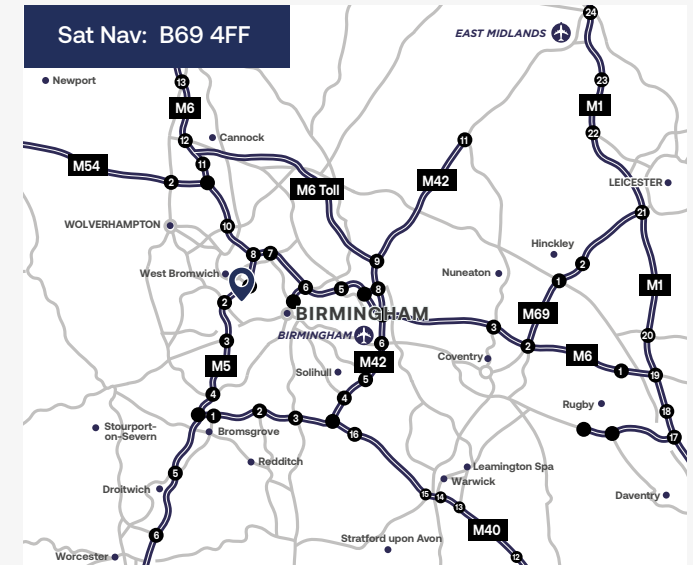
Bus routes

Routes 21 and 87 run along Birmingham New Road providing services from Dudley to Bearwood and Birmingham City Centre.



Airport

Birmingham airport is located approximately 21 miles to the Southwest.



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