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commercial property

RICS



- RECENTLY REFURBISHED
- ALLOCATED PARKING
- 24-HOUR ROLLER SHUTTER ACCESS

INDUSTRIAL

4,283 Sq Ft (398 Sq M)

£350,000

Unit 3A Oakdale Trading Estate,
Kingswinford

FOR SALE

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Description

This industrial opportunity is based on the well-regarded Oakdale Trading Estate, Kingswinford. This circa. 4,283 Sq Ft unit has been recently refurbished to a high standard with a mixture of improved office space and light industrial space which has access via a separate side entrance into the offices and a large roller shutter. This property also benefits from having excellent natural lighting into the unit via the many skylights and windows scattered around the warehouse and boasts of having a generous eaves height.

Location

Oakdale Trading Estate is an established commercial estate in Kingswinford, fronting Ham Lane and benefiting from excellent access to the A4101, A491 and wider Black Country road network. The property is located approximately 4 miles from Stourbridge, 5 miles from Dudley and 10 miles from Wolverhampton, making it a well-connected base for industrial and trade occupiers.

Accommodation

Warehouse: 3,746 Sq Ft

Ground Floor Office: 196 Sq Ft

First Floor Offices: 341 Sq Ft

Total: 4,283 Sq Ft

Rates

TBC

Interested parties are to make their own enquiries with the relevant local councils.

Terms

The property is to be sold on a freehold basis.

In the normal manner, each party will be responsible for their own legal costs incurred.

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