

To Let

Unit 5 Granada Trading
Estate, Park Street,
Oldbury, B69 4LH

Industrial/Warehouse Premises
5,871 sq ft (545.44 sq m)

- 6m eaves height
- Close proximity to Junction 2 of the M5 Motorway
- Refurbished
- Immediately Available on flexible lease terms

Your partners in property



Refurbishment
Complete

Location

Granada Trading Estate is located in Oldbury in the West Midlands, approximately 6 miles east of Birmingham city centre. Oldbury forms part of the Black Country, a traditionally industrial area of the West Midlands, along with West Bromwich (1.5 miles to the north), Dudley (3 miles to the west), Walsall (6 miles to the north) and Wolverhampton (8 miles to the northwest).

The Estate benefits from excellent connectivity to the national motorway network, with Junction 2 of the M5 situated 0.5 miles away and 6 miles from Junction 8 of the M6.



Accommodation

Areas	Sq.m	Sq.ft
Warehouse	500.98	5,392
Office	44.46	479
Total GIA	545.44	5,871

Description

The property benefits from the following specification:

- Steel portal frame with brick clad elevations
- 6m eaves height
- LED Lighting
- Integral office and welfare accommodation
- 3 parking spaces to the front of the unit
- 2 level access loading doors (front and rear elevation)
- Three phase power supply
- Forecourt loading area
- 24/7 unrestricted access

Tenure

The property is available by means of a new full repairing and insuring lease upon terms to be agreed.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

EPC

C (51)

Rates

Ratable value from 1st April 2026 - £38,750

Service Charge

A Service Charge will be applicable for the upkeep of the common areas of the estate.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.



For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents



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Particulars dated March 2026. Photographs dated October 2025 and March 2026 respectively.

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