



CHARTERED SURVEYORS

Please call us

**01384 456789**

Canalside, 9A Narrowboat Way  
Dudley, West Midlands, DY2 0XQ



Unit 2 Park Lane, Halesowen West Midlands B63 2RA

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
4,603 sq ft (428 sq m)

**Rent**  
£20,000 per annum exclusive

Portal framed construction

5.49m (18 ft.) to underside of haunch

Popular area

## Location

The premises are located on the B4174 Park Lane. The Motorway Network is accessible via Junction 3 of the M5 at Halesowen.

## Description

The two bay unit is of concrete portal framed construction with brick/corrugated asbestos walls surmounted by two pitched, corrugated asbestos roofs incorporating filon roof lights. Access is via a roller shutter door. Height to underside of haunch 5.49m (18 ft) approx.

There is an external toilet block.

## Accommodation (Gross Internal Area) approx.

Warehouse - 4,472 sq.ft. (415.65 sq.m.)

Toilets - 130 sq.ft. (12.11 sq.m.)

---

**Total 4,603 sq.ft. (427.76 sq.m.)**

---

## Lease Terms

The unit is available with the benefit of a new lease for a term to be agreed. The tenant will be responsible for all repairs/decorations and the insurance premium as arranged by the Landlord.

## Rent

£20,000 per annum exclusive

## Services

All mains services, except gas are connected.

## V.A.T.

V.A.T. may be levied on the rent etc.

## Rating Assessment

Rateable Value: TBC.

U.B.R. 55.5p in the £ (2025/2026).

## Energy Performance Certificate

EPC Rating - E.

## Viewing

Strictly by appointment with the Sole Agents - Sellers Chartered Surveyors - 01384 456789.

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and 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 them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

## Additional Images

