



Unit C6, Oyo, Birmingham, B35 6AN

A 2,338sqft light industrial unit set within a tidy trading estate of Castle Vale

Summary

Tenure	For Sale
Available Size	2,338 sq ft / 217.21 sq m
Price	Offers in the region of £300,000
Service Charge	£920 per annum £230 per quarter
Rateable Value	£13,750 Based on the 2023 valuation
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Mezzanine
- Allocated Parking
- Secure Entrance
- Open-Plan
- Workshop
- Office

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DESCRIPTION

Unit C6, OYO Business Park, Castle Vale is a 2,338sqft open plan light industrial unit set within a clean, cookie cutter styled trading park. Equipped with a secure entrance and on-site security, Unit C6 is the end unit of a cul-de-sac of units and benefits from 4 allocated spaces on its forecourt.

Formed of a ground floor of 1,620sqft and a mezzanine of 718sqft, the unit has 19ft eaves and a 419sqft stud office within the workshop.

LOCATION

OYO Business Park is situated in Castle Vale, Birmingham, within the B35 postcode area. This location is strategically positioned for businesses due to its excellent transport links, access to key motorway networks, and proximity to Birmingham City Centre.

Castle Vale has a population of approximately 10,000 residents.

The wider Birmingham area provides a significant workforce, with a population of over 1.1 million, including a diverse range of skills and industries.

The area is known for its growing professional and logistics sectors, supported by its proximity to the motorway network.

VIEWINGS

Strictly by appointment with Shepherd Commercial

TENURE

The property is to be offered on the freehold market for the sum of £300,000

PROXIMITY

M6 Motorway:

Distance: Approximately 2 miles (3.2 km) south.

Compass Direction: South.

The M6 provides direct access to the Midlands motorway network, connecting to cities such as Coventry, Manchester, and London (via the M1).

M42 Motorway:

Distance: Around 7 miles (11.3 km) east.

Compass Direction: East.

The M42 links to the M40 (to Oxford and London), Birmingham Airport, and the National Exhibition Centre (NEC).

M5 Motorway:

Distance: About 10 miles (16 km) southwest.

Compass Direction: Southwest.

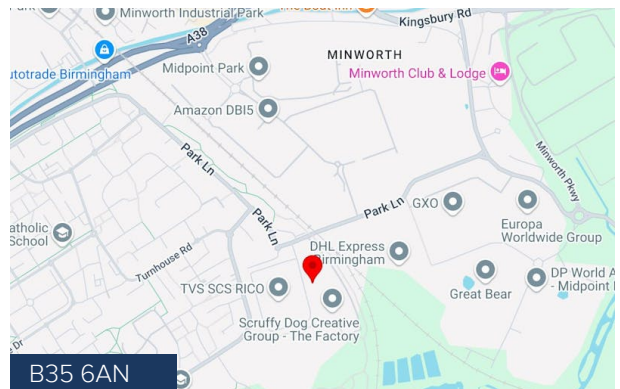
The M5 connects Birmingham to the South West, including Worcester and Bristol.

A38(M) Aston Expressway:

Distance: Approximately 4 miles (6.4 km) southwest.

Compass Direction: Southwest.

Provides a direct route into Birmingham City Centre, supporting commuter and logistical access.



Viewing & Further Information

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