



Industrial Warehouse Opportunity

To Let

19,817 sq ft

The Space

The premises is arranged over the ground and first floors and provides warehouse, office, W/C and staff welfare space.

The units can be taken as whole or split as follows:

Unit 3: 10,430 sq ft

Unit 4: 9,387 sq ft

Total: 19,817 sq ft

Units 3 & 4

Peartree Industrial Estate

Peartree Lane

Dudley DY2 0UW

Industrial Warehouse Unit

Highlights

- Established industrial location
- Large shared secure loading yard
- Refurbished offices
- Available immediately

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Description

The premises comprises an end of terrace clear span steel portal warehouse, which benefits the following specification:

- 5.4m eaves height
- 1 Level access door per unit
- GF and FF refurbished offices (Unit 3)
- GF refurbished offices (Unit 4)
- Dedicated car parking to the front
- Large shared secure loading yard to the rear

Terms

The unit is available by way of a new lease on terms to be agreed.

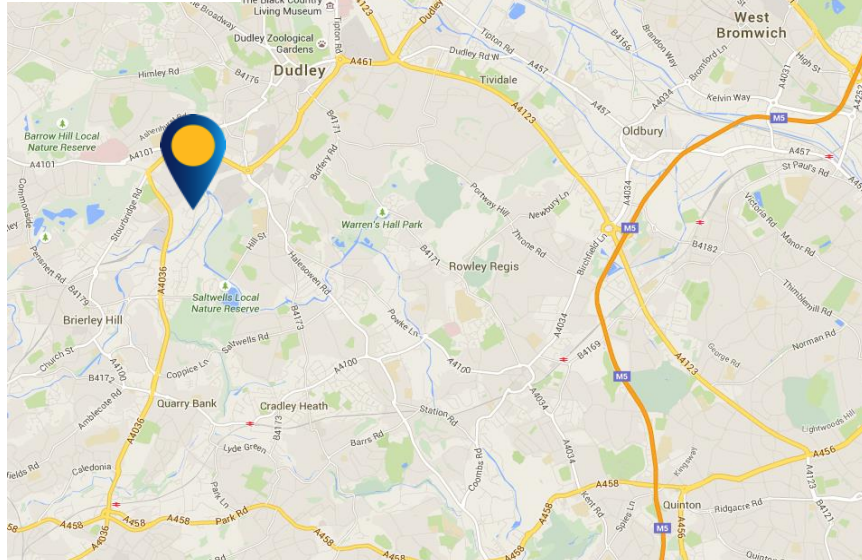
Energy Performance Certificate

TBC

VAT

This property is elected for VAT.

Post code:
DY2 0UW



Location

The units are located on Peartree Lane Industrial Estate, which is situated in the heart of an established industrial area, off Peartree Lane, Dudley.

The estate lies equidistant between Dudley and Brierley Hill town centres, which are easily accessible via the A461 Dudley Southern Bypass and the A4036 Pedmore Road, respectively.

The national road network is easily accessible via junction 6 of the M5, approximately 5 miles distant.

Legal Costs

Each party to be responsible for their own legal costs.

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