



RARE
OPPORTUNITY

9.84 ACRES
IN THE HEART OF THE
BLACK
COUNTRY
FOR SALE

MRE MERCIA REAL ESTATE

 **hexagon**[™]
commercial property

FOR SALE

9.84 Acre Secure Open Storage Land
with 28,021sq.ft. Warehouse and 2,712sq.ft. Self-Contained Office Block



PEARTREE WORKS
PEARTREE LANE | DUDLEY



hexagonTM
commercial property

SUMMARY

- A rare opportunity to acquire a high bay warehouse with extremely low site cover (7% approx.) with significant power capacity, located in the heart of the Black Country on a 9.84 acre site (approx.).
- The proposal is to demolish all Buildings currently housed on site, but to retain a 28,021 sq ft high bay warehouse and c. 2,712 sq ft self-contained office block.
- Craneage throughout.
- Easy access to J2 of M5 motorway which is approximately 5 miles to the East.



SIZE	
Unit 1	28,021sq.ft.
Office Block	2,712sq.ft.
Yard	9.84 acres approx in total

Major nearby occupiers include:



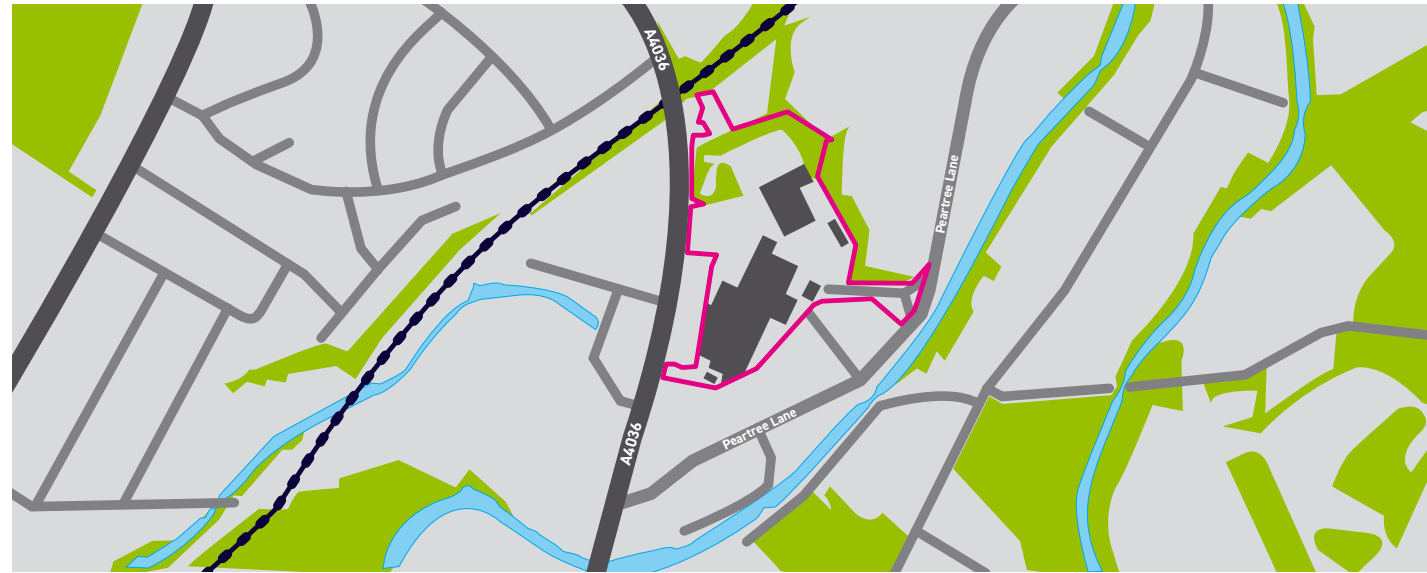
ACCOMMODATION

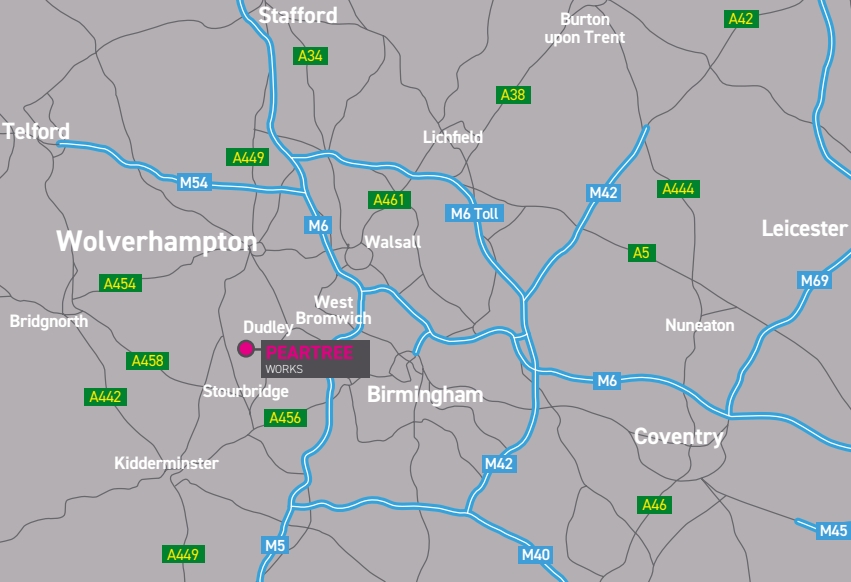
The proposal is to demolish all existing buildings save for the 28,021 sqft high bay warehouse and the self-contained 2,712 sqft office block. The offering will present an extremely low site cover of approximately 7%.

The land is generally level with slight inclines in-part and is predominantly of concrete finish with areas of, tarmac, landscaping and turf, which are to be surfaced if necessary (surface finish TBC).

The warehouse is of steel portal frame construction being split over two bays (separate loading from each Bay) and houses x8 overhead cranes in total (6x5 tonne cranes and x2 of unknown capacity). The eaves height ranges from 8.65m to 9m in the two warehouses and benefits from x6 roller shutter loading doors on three different elevations.

The site prominently abuts the A4036 (Pedmore Road) with over 20,000 daily vehicle movements and is accessed by vehicles via Peartree Lane.





TRAVEL DISTANCES

SAT NAV: DY2 0RP
 What 3 Words: ///gangs.help.mirror

TOWNS & CITIES

Dudley	2.3 miles	8 mins
Stourbridge	4.3 miles	12 mins
West Bromwich	6.6 miles	18 mins
Wolverhampton	7.9 miles	25 mins
Walsall	9.7 miles	29 mins
Birmingham	11.2 miles	34 mins
Coventry	37.6 miles	1 hr 00 mins
Manchester	83.3 miles	1 hr 44 mins
London	126.0 miles	2 hrs 25 mins

MOTORWAYS

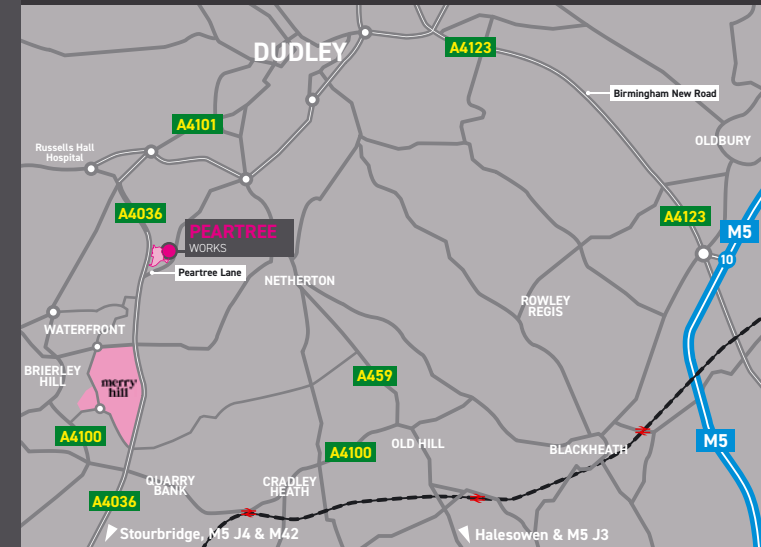
M5 J2	5.2 miles	17 mins
M6 J9	7.7 miles	21 mins
M6 J10	9.0 miles	22 mins
M5 J4/M42	10.5 miles	22 mins
M54	12.7 miles	27 mins
M6 Toll	15.2 miles	30 mins
M40	22.5 miles	37 mins
M69	36.5 miles	51 mins
M1	44.6 miles	50 mins
M25	110.0 miles	2 hr 03 mins

AIRPORTS

Birmingham	28.0 miles	47 mins
East Midlands	52.9 miles	1 hr 10 mins
Manchester	76.5 miles	1 hr 28 mins
Heathrow	115.0 miles	2 hrs 4 mins



PEARTREE WORKS
 PEARTREE LANE | DUDLEY



SITUATION

Dudley is a large industrialised market town and the administrative centre of the West Midlands, approximately 13 miles west of central Birmingham.

The property is located in a prominent position on the east side of the busy A4036, in a predominantly industrial area. The M5 motorway is 5 miles to the east. Nearby occupiers include Jewson, Travis Perkins, Screwfix, SIG and SSE Pipefittings amongst others.

CONTACT

For further information or to arrange an inspection, please contact the Sole Letting Agent:



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