

TO LET

INDUSTRIAL/WAREHOUSE UNITS

ANCHOR BUSINESS PARK
NEW ROAD
DUDLEY
WEST MIDLANDS
DY2 9AF



*** 936 sq.ft. (86.99 sq.m.) - 1,916 sq.ft. (178.07 sq.m.) approx. ***

*** Recently Completed Quality Units within a Secure Estate ***

*** C.C.T.V. and 24/7 Security Monitoring ***

*** Close to Dudley Southern By Pass ***

LOCATION

The Anchor Business Park is located on New Road, Dudley (location plan attached). Access is via the A459 Cinder Bank or Shaw Road.

DESCRIPTION

The refurbished units benefit from a part glazed frontage, an internal height of 4.5 m. (14'9"), toilet, florescent strip lighting and an electrically operated roller shutter door.

Ample car parking is available to the front of the units.

<u>Accommodation (Gross Internal)</u>	<u>Rents (p. a excl)</u>
Unit BO2 - B16 - 936 sq.ft.	£4,200
Unit B17 - 1,916 sq.ft.	£8,600

* The units are also available to purchase.

Unit BO2 - B16 -	£85,000
Unit B17 -	£175,000

SERVICES

All main services are connected. The electricity, gas and water supplies are sub metered.

Note: The Vendors/Agents have not tested the heating systems/services.

RATING ASSESSMENT

To be separately assessed.

LEASE TERMS

The premises are available with the benefit of a new lease or licence on a full repairing and insuring basis for a term to be agreed. The agreement will incorporate a service charge provision to cover security and the repair/maintenance of all common areas etc.

V.A.T.

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

VIEWING

Strictly by prior appointment with Sole Agents

SELLERS CHARTERED SURVEYORS
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