



BLOCK 1 GRAZEBROOK PARK

PEARTREE LANE / DUDLEY / WEST MIDLANDS / DY2 0XW



TO LET

NEW MODERN INDUSTRIAL/WAREHOUSE UNITS

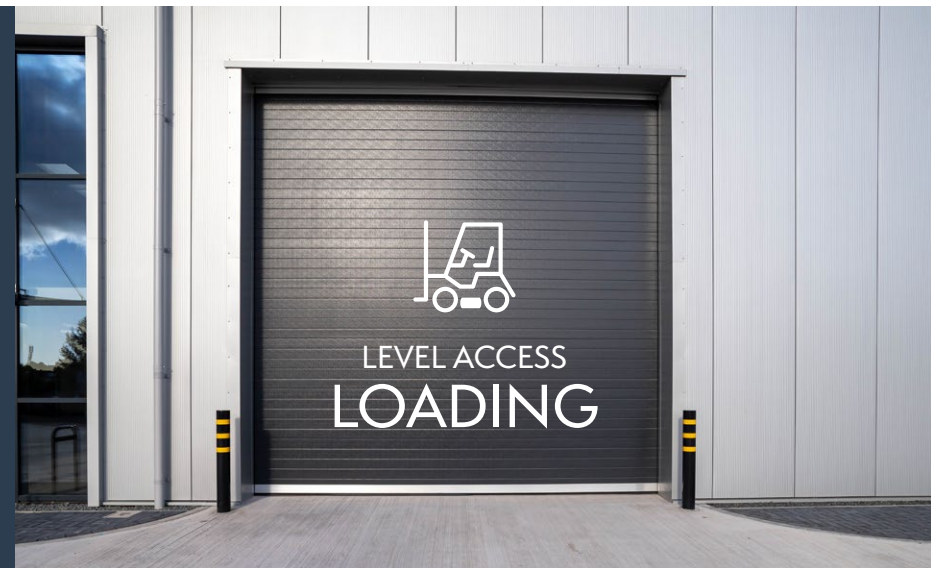
1,946 – 11,680 SQ FT



Minimum
6.6m eaves

Full height
glazed entrances

- ✓ Prominent roadside location
- ✓ Suitable for trade counter use
- ✓ Level access loading
- ✓ 34 car parking spaces (4 EV)
- ✓ Minimum 6.6m eaves
- ✓ 50kN per m² floor loading
- ✓ Three phase power supply
- ✓ Bike storage



LEVEL ACCESS
LOADING

LOCATION

Peartree Lane is an established industrial area situated less than 3 miles from Dudley town centre.

Access to the motorways is via the A461, Dudley Southern Bypass, and A4123, Birmingham New Road providing access to J2 of the M5.

SITUATION

Grazebrook Park is prominently situated mid way along Peartree Lane on the eastern side with a gated secure entrance giving prominence.

Access from Peartree Lane leads immediately to Hulbert Drive, upon which the estate is situated.





ROAD

Dudley town centre	1 mile
Wolverhampton town centre	7.7 miles
Birmingham city centre	11 miles
M5 J2	4.5 miles
M6 J9	7.1 miles
M5 / M42	13 miles

RAIL

Cradley Heath station	2.9 miles
Birmingham New Street station	10.5 miles

AIRPORTS

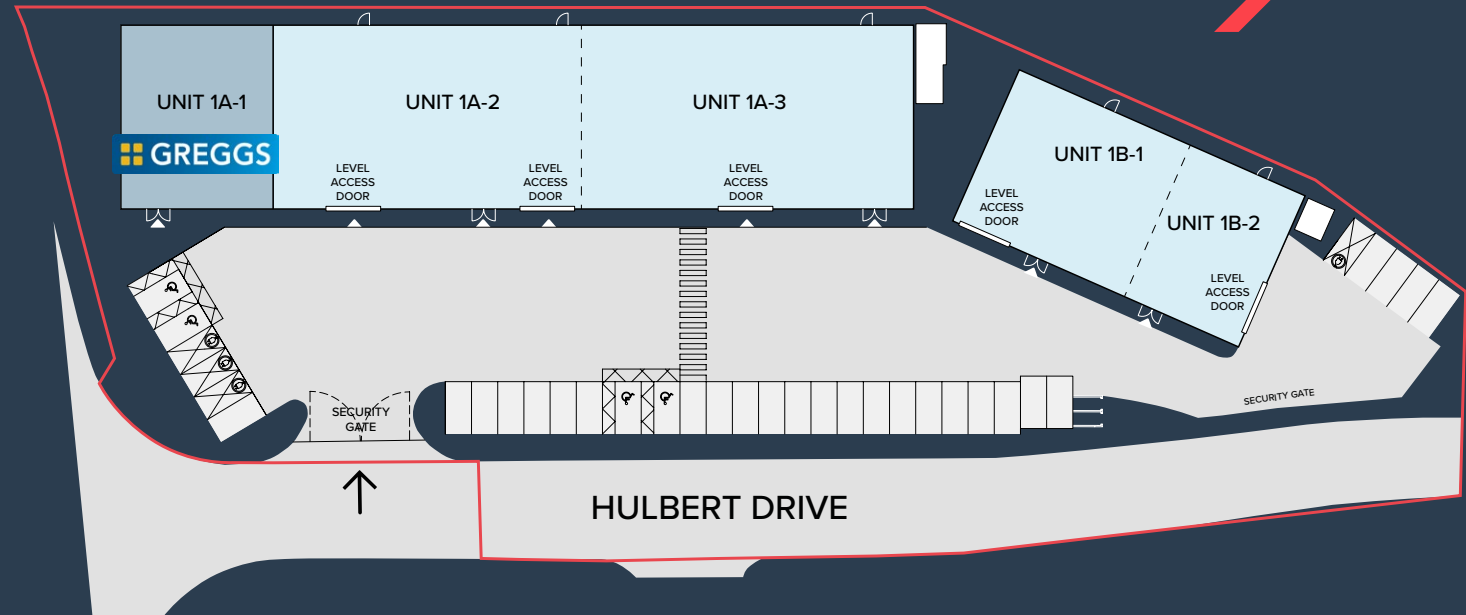
Birmingham Intl. Airport	26 miles
East Midlands	52 miles

ACCOMMODATION

	SQ FT	SQ M
Unit 1A-1	LET TO GREGGS	
Unit 1A-2	5,840	543
Unit 1A-3	5,840	543
Unit 1B-1	2,907	270
Unit 1B-2	1,946	181

The sizes shown are a suggested split. Units can be taken from 1,946 sq ft – 11,680 sq ft.

Please contact the agents.





GRAZEBROOK PARK

Further information

For further information or to arrange a viewing, please contact the joint agents.



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