

AVAILABLE  
DECEMBER 2026

# UNIT M/R GRAZEBROOK PARK

PEARTREE LANE, DUDLEY, WEST MIDLANDS DY2 0XW

69,892 sq ft (6,495 sq m)

TO LET



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**4 NO. ROLLER SHUTTER DOORS**



**100 ON-SITE CAR PARKING SPACES**



**SECURE CONCRETE SURFACED YARD AREA**



**6.8M TO EAVES**



**AIR CONDITIONED OFFICES WITH RAISED FLOORS**



**YARD DEPTH 28M**



**SUBSTANTIAL POWER SUPPLY**



**POTENTIAL TO DIVIDE INTO 2 UNITS FROM 38,000 SQ FT**



## 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. The property is approximately half a mile from the proposed Cinder Bank Metro stop, providing future connections to Dudley Town Centre, Merry Hill and Birmingham.

## 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.

## ACCOMMODATION

The workshop/warehouse is of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by a pitched, profiled metal sheeted roof with filon roof lights. Height to eaves – 6.8m (22' 4") approx. The principal two storey offices are of brick construction surmounted by a pitched tiled roof and benefit from aluminium framed double glazed windows, suspended ceilings and raised access flooring.

|                                   |              |            |
|-----------------------------------|--------------|------------|
| Warehouse                         | 54,285 sq ft | 5,045 sq m |
| Two storey offices                | 11,040 sq ft | 1,026 sq m |
| First floor works canteen/offices | 3,626 sq ft  | 337 sq m   |
| External stores/electrical rooms  | 941 sq ft    | 87 sq m    |
| Total (GIA)                       | 69,892 sq ft | 6,495 sq m |

### Lease Terms

The premises are available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

### Rent

On application.

### VAT

VAT will be levied on the rent.

### Services

All mains services are connected.

### Rating Assessment

2026 Rateable Value - £280,000  
U.B.R. - 48p in the £(2026/27).

### EPC

EPC rating C.



**POSTCODE:** DY2 0XW

**WHAT3WORDS:** ///GAMES.WINTER.CLOTH

### Viewings

Viewing strictly by prior appointment via the joint agents.



[www.sellers-surveyors.co.uk](http://www.sellers-surveyors.co.uk)  
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