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Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Shaw Road, Dudley, West Midlands DY2 8TP

TO LET

INDUSTRIAL / WAREHOUSE

Size
10,789 sq ft (1,002 sq m)

Rent
£47,500 per annum exclusive

Monitored C.C.T.V.

Site access via two entrances

Portal framed warehouse

http://www.sellers-surveyors.co.uk/qlink2341

Location

The site is located on Shaw Road, Dudley. Access is also available via the adjoining Dudley Central Trading Estate. Dudley Town Centre is within 1 mile. The nearby Dudley Southern Bypass provides access to Junction 2 of the M5 at Oldbury.

Description

The warehouse is of steel portal framed construction with brick/blockwork and insulated profiled sheeted walls surmounted by a pitched, insulated profiled sheeted roof incorporating filon roof lights. Height to the underside of haunch 4.7m (15'5") approx. Access is via 3 No. roller shutter doors.

Accommodation

10,789 sq.ft (1002.66 sq.m) approx.

Please note that there are first floor offices available in the adjoining building - further details available upon request.

Services

All mains services, except gas, are connected. Waste is pumped from the site via two pumping stations.

A C.C.T.V. system is included.

Note: The Landlords/Agents have not tested the services.

Rating Assessment

Further details available upon request.

Lease Term

Available with the benefit of a new lease for a term to be agreed on a full repairing and insuring basis. The lease will be contracted out of the Security of Tenure Provisions of the 1954 Landlord and Tenant Act.

Fixtures and Fittings

All usual Tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Rent

£47,500 per annum exclusive.

V.A.T.

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

Viewing

Sellers Chartered Surveyors
Canalside
9A Narrowboat Way
Dudley
West Midlands
DY2 0XQ

Contact: Matthew Pearcey
07764 269803
matthewpearcey@sellers-surveyors.co.uk

Energy Performance Certificate

EPC Rating - C66.

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