



Unit 1A - 2/3 - Block 1 Grazebrook Park, Peartree Lane, Dudley DY2 0XW

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
11,680 sq ft (1,085 sq m)

**Rent**  
£100,000 per annum exclusive

Minimum 6.6m eaves

On site parking

Charging points and solar panels

Three phase power supply

Three roller shutter doors

## Location

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

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.

## Description

Internally the units are finished to a shell and core standard with a services entry point.

Minimum 6.6m eaves  
34 car parking spaces (4 EV)  
50kN per sq.m. floor loading  
Three phase power supply  
Level access loading.

## Accommodation

11,680 sq.ft. (1,085 sq.m.)

## Services

All mains services are available for connection.

## Rating Assessment

To be assessed.

## Lease Terms

A new lease on a full repairing and insuring basis for a term to be agreed. The lease will incorporate a service charge provision to cover the security barrier and the repair/maintenance of all common areas etc.

## Rent

£100,000 per annum exclusive.

## V.A.T.

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

## Fixtures and Fittings

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

## Energy Performance Certificate

EPC rating -

## Viewing

Strictly via the Joint Agents.

Sellers Chartered Surveyors  
Matthew Pearcey  
matthewpearcey@sellers-surveyors.co.uk  
07764 269 803

Harris Lamb  
Charles D'Auncey  
charles.dauncey@harrislamb.com  
07747 897 866

Bulleys Chartered Surveyors  
Max Shelley  
max.shelley@bulleys.co.uk  
07881 948 908

Angela Holland  
angela.holland@bulleys.co.uk  
0121-522-2121

Additional Images



Location Map

