



Unit 1A - 3, Grazebrook Park, Peartree Lane, Dudley, West Midlands DY2 0XW

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
5,840 sq ft (543 sq m)

**Rent**  
£50,000 per annum exclusive

Minimum 6.6m eaves

On site parking

Charging points and solar panels

Three phase power supply

## 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

5,840 sq.ft. (543 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

£50,000 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 - to follow.

## Viewing

Strictly via the Joint Agents.

Sellers Chartered Surveyors  
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## Additional Images

