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



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

http://www.sellers-surveyors.co.uk/qlink2457

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.

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