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



Unit 29 Thornleigh Trading Estate, Dudley DY2 8UB

TO LET

INDUSTRIAL / WAREHOUSE

Size
3,492 sq ft (324 sq m)

Rent
£27,000 per annum exclusive

* Located on popular established industrial estate
* Adjoining concrete surfaced yard
* New lease available
* Refurbishment works to be undertaken

http://www.sellers-surveyors.co.uk/qlink2686

Location

The unit is located on the established Thornleigh Trading Estate which is off Duncan Edwards Way, which in turn is off the main Cinder Bank island interchange. Dudley Town Centre is situated approximately 1 mile distant with the large Merry Hill Shopping Centre being approximately 3 miles distant. Junction 2 of the M5 motorway can be accessed via the A4123 reached via the A461 Southern Dudley Bypass, which provides access to the local and national motorway network.

Description

The unit is of steel portal framed construction with part brick, part profile sheet clad elevations beneath a pitched profile sheet roof incorporating translucent roof lights. Minimum eaves height is approximately 4.5m. Vehicular access is via a roller shutter door.

The front offices comprise an entrance lobby, two offices and male and female WC facilities. The property benefits from security bars and shutters to all windows and doors.

A palisade fenced and gated concrete yard is situated at the side of the property.

The refurbishment works will include the following.

. New low energy LED lighting to the warehouse.

. Offices - redecoration, new LED lighting, digital electric heaters, new wooden flooring and newly tiled bathrooms.

Accommodation (Gross Internal Area) approx.

Warehouse	-	3,002 sq.ft	(279 sq.m)
Offices and ancillary	-	490 sq.ft	(45 sq.m)
		3,492 sq.ft	(324 sq.m)
Yard	-	0.07 acres	(0.029 hectares)

Rent

£27,000 per annum exclusive.

Lease Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Service Charge

A service charge is levied to cover communal costs and services.

Rating Assessment

2023 Rateable Value - £13,750.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £18,250

UBR - 48p in the £ (2026/27)

V.A.T.

All figures quoted do not include VAT which is payable at the current prevailing rate.

Energy Performance Certificate

EPC Rating - D

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

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