



CHARTERED SURVEYORS

Please call us
01384 456789

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



Unit 2B Two Woods Lane, Brierley Hill DY5 1TA

TO LET

INDUSTRIAL / WAREHOUSE

Size
2,027 sq ft (188 sq m)

Rent
£12,000 per annum exclusive

- * Self-contained
- * Secure yard/car parking
- * Freshly painted

Location

The unit lies to the rear of Unit 2A. The units are prominently located on Two Woods Lane which is accessed off Mill Street (A4100)

Description

A single storey industrial unit of brick construction with a pitched lined roof. Working height circa 3.2m.

Inset office and toilet facilities.

Accessed off a small secure - gated - concrete surfaced service yard.

Accommodation (Gross Internal Area) approx.

2,027 sq.ft. or 188.3 sq.m.

Rating Assessment

Rateable Value: £11,500.

U.B.R. - 55.5p in the £ (2025/26)

Services

All mains services including gas are connected.

Lease Terms

The unit is offered with the benefit of a new 6 year full repairing and insuring lease. The initial rent will be subject to review at the end of the 3rd year of the term.

Rent

£12,000 per annum exclusive

V.A.T.

The unit is not registered for V.A.T.

Energy Performance Certificate

EPC Rating - D

Viewing

Strictly by appointment with the Sole Agents - Sellers Chartered Surveyors.

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Additional Images

