



Unit 3A - 2 Grazebrook Park, Peartree Lane, Dudley, West

TO LET

INDUSTRIAL / WAREHOUSE

Size
3,506 sq ft (326 sq m)

Rent
On application

Minimum 6.6m eaves
34 car parking spaces (4 EV)
50KN per m2 floor loading
Three phase power supply

Location

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.

Situation

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

Access from Peartree Lane leads immediately to Hulbert Drive, upon which the estate is situated.

Specification

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

