



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



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 prominance.

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.

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