

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



Unit M/R Grazebrook Park, Peartree Lane, Dudley DY2 0XW

TO LET

INDUSTRIAL / WAREHOUSE

Size
69,892 sq ft (6,493 sq m)

Rent
On application

Available December 2026

Height to Eaves 6.8m

Secure concrete surfaced yard area.

Substantial power supply

Potential to divide into 2 units
from 38,000 sq.ft.

Location

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. Peartree Lane is an established industrial area situated less than 3 miles from Dudley Town Centre.

Access to the motorway is via the A461 Dudley Southern Bypass, and A4123, Birmingham New Road providing access to J2 of the M5. The property is approx. half a mile from the proposed Cinder Bank Metro stop providing future connections to Dudley Town Centre, Merry Hill and Birmingham.

Description

The workshop/warehouse is of steel portal framed construction and brick/blockwork and metal profiled sheeted walls surmounted by a pitched, profiled metal sheeted roof with filon rooflights. Height to eaves - 6.8m (22'4") approx. The principal two storey offices are of brick construction surmounted by a pitched tiled roof and benefit from aluminium framed double glazed windows, suspended ceilings and raised access flooring.

Accommodation (Gross Internal Area) approx.

Warehouse	54,285 sq.ft.	5,045 sq.m.
Two Storey Offices	11,040 sq.ft.	1,026 sq.m.
First floor Works Canteen/Offices	3,626 sq.ft.	337 sq.m.
External Stores/Electrical Rooms	941 sq.ft.	87 sq.m.

Total	69,892 sq.ft.	6,495 sq.m.
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Rating Assessment

Rateable Value: £280,000
U.B.R. - 48p in the £ (2026/2027)

Services

All mains services are connected.

Lease Terms

The premises are available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

Rent

On application.

V.A.T.

V.A.T. will be levied on the rent.

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 C.

Viewing

Strictly by prior appointment via the Join Agents.

Sellers - 01384 456789
Matthew Pearcey - 07764 269 803
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Harris Lamb - 0121 455 9455
Charles D'Auncey - 07747 897 866
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