

UNIT 11, CENTRAL WORKS, PEARTREE LANE, DUDLEY, DY2 0QU



TO LET

GROUND FLOOR
HIGH BAY
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

5,200 sq.ft/483.09 sq.m

- Substantial, roller shutter door access.
- Minimum working height, circa 22ft/6.7 metres.
- Off-street loading/car parking.
- Prominent corner position.
- Open span.
- Three phase electrical supply.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

UNIT 11, CENTRAL WORKS, PEARTREE LANE, DUDLEY, DY2 0QU

LOCATION

The subject premises occupies a prominent corner position, situated at the inter-section of Blackbrook Road and Peartree Lane.

Dudley Town Centre is situated approximately 2 miles north east.

Access to the national motorway network is provided by Junction 2 of the M5 Motorway (circa 4.5 miles due east – predominantly dual carriageway access – Wolverhampton Road).

DESCRIPTION

The subject premises comprise ground floor, open span, industrial/warehouse accommodation (including ancillary offices).

Advantages include;

- Substantial roller shutter door access (width **12ft 10"/3.91 metres**, height **13ft 8"/4.17 metres**).
- Minimum working height **22ft/6.7 metres**.
- Ancillary, relatively modern, internal office accommodation.
- Off-street loading/car parking.
- High bay LED lighting.
- Kitchen & toilet facilities.

At present, the unit incorporates a considerable volume of office accommodation.

The landlord is willing to demolish and clear as many office structures as required, in order to create an open plan warehouse environment.

ACCOMMODATION

5,200 sq.ft/483.09 sq.m

MAINS SUPPLIES

The property has the benefit of a 3 phase electrical supply (100 amp), water & drainage.

No mains gas.

TERM

The property is available on the basis of a 5 year, FRI lease, at an asking rental level of **£20,000 per annum exclusive**.

VAT

VAT is applicable.

RENTAL PAYMENTS

Quarterly in advance.

BUSINESS RATES

Proposed rateable value (April 2023) - £19,500
Rates payable, circa £9,750

ANNUAL INSURANCE PREMIUM

The annual insurance premium (reinstatement) will be payable by the ingoing tenant.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

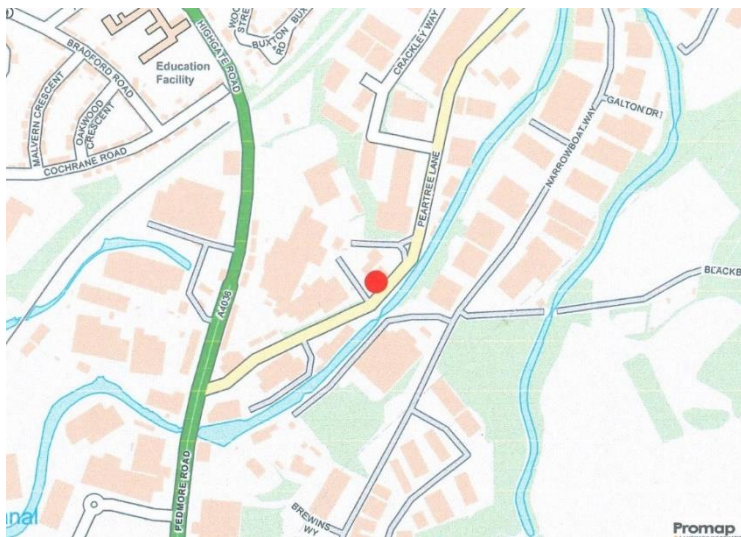
For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

UNIT 11, CENTRAL WORKS, PEARTREE LANE, DUDLEY, DY2 0QU



UNIT 11, CENTRAL WORKS, PEARTREE LANE, DUDLEY,
DY2 0QU



UNIT 11, CENTRAL WORKS, PEARTREE LANE, DUDLEY,
DY2 0QU



UNIT 11, CENTRAL WORKS, PEARTREE LANE, DUDLEY, DY2 0QU

NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.