

UNIT 2 DEEPDALE LANE, DUDLEY, DY3 2AE



RECENTLY REFURBISHED GROUND FLOOR INDUSTRIAL/WAREHOUSE ACCOMMODATION

6,500 sq.ft/603.87 .sq.m

- Substantial, electrically operated, roller shutter door access.
- Open span.
- Excellent natural light.
- Off-street loading/car parking (forecourt).
- Minimum working height, circa 16ft/4.88m.
- Circa, 2 miles from Dudley Town Centre.
- Circa, 5 miles from Junction 2 of the M5 motorway.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises, located approximately 2 miles north west of Dudley Town Centre, enjoys direct frontage of Deepdale Lane.

Access to the national motorway network is provided by Junction 2 of the M5 motorway (circa 5 miles south east).

Wolverhampton City Centre is located approximately 5 miles due north.

DESCRIPTION

The subject premises provides recently refurbished/modernised, ground floor, industrial/warehouse accommodation.

Advantages include;

- Open span.
- Minimum working height – **16ft/4.88m**.
- Excellent natural light.
- Substantial, electrically operated roller shutter door access (width **11ft 9"** – height **11ft 9"**).
- Recently constructed, single private office, toilet facilities and kitchen.
- Sodium lighting.

ACCOMMODATION

6,500 sq.ft/603.87 .sq.m

ASKING RENTAL LEVEL

£26,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

For More Information Contact:

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VAT

VAT is applicable.

MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply (100 amp), water and foul drainage.

If required, mains gas is available.

BUSINESS RATES

At present, the unit has not been separately assessed.

Further information is available from the sole letting agents.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

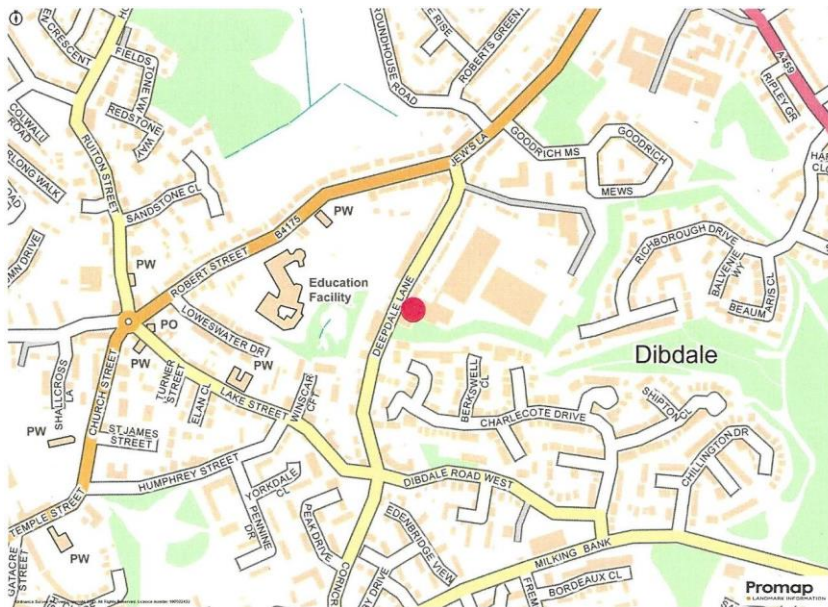
ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

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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.