

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



Unit 1, Block 5, Grazebrook Park, Peartree Lane, Dudley, DY2

TO LET

INDUSTRIAL / WAREHOUSE

Size
13,081 sq ft (1,215 sq m)

Rent
£72,000 per annum exclusive

Height to eaves (max) - 6.7m (22 ft)

Car parking

New lease available from September

Location

The premises are located on the Grazebrook Industrial Park, Peartree Lane, Dudley. The Dudley Southern Bypass is within a quarter of a mile. Dudley Town Centre and the Merry Hill Centre are both within 2 miles.

Description

The unit is of steel framed construction with brick/blockwork and metal profiled sheeted walls surmounted by pitched, metal profiled sheeted roofs incorporating filon roof lights. Crane rails are situated to the centre bay. Height to eaves (max.) 6.7 m. (22'). Access is via a roller shutter door. The unit includes an amenity block comprising an office/store, kitchen and toilets.

Car parking is available to the side of the unit.

Accommodation (Gross Internal Area) approx.

13,081 sq.ft. (1,215.71 sq.m) approx.

Services

All mains services are connected. Gas and electricity are purchased direct from the estate.

Note: The Landlords/Agents have not tested the services.

Service Charge

A service charge is levied in respect of the estate security barrier and the repair/maintenance of all common areas/services.

Rating Assessment

Rateable Value: £46,500.

U.B.R. - 55.p in the £(2025/2026).

Lease Terms

The premises are available with the benefit of a new lease for a term to be agreed with the tenant responsible for all repairs/ decorations and the insurance premium as arranged by the landlord.

Rent

£72,000 per annum exclusive.

V.A.T.

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

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 - D

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789
Matthew Pearcey - 07764 269803
matthewpearcey@sellers-surveyors.co.uk

Harris Lamb - 0121 455 9455
Charles D'Auncey - 07747 897 866
charles.dauncey@harrislamb.com

and

Bulleys Chartered Surveyors - 0121 544 2121
Max Shelley - 07881 948908
max.shelley@bulleys.co.uk

Angela Holland - 07972 376224
angela.holland@bulleys.co.uk

Additional Images



Location Map

