



**Unit K1-K3  
Central Trading Estate  
Dudley  
DY2 8QX**

**WAREHOUSE  
14,687 sqft**



# Description

## Area

The industrial unit is located within K1-K3 Central Trading Estate, a well-established and popular commercial/industrial estate on Shaw Road, Dudley (DY2 8QX). The surrounding area is predominantly industrial in nature, with a mix of warehouse, trade counter, storage and light manufacturing occupiers, making it a well-suited location for a range of business uses. The estate benefits from convenient access to local amenities and is positioned close to Dudley town centre, with good links to the wider Black Country area. The location also offers strong transport connections, with nearby main roads providing access towards Brierley Hill, Tipton, Wolverhampton and Birmingham, as well as onward connections to the regional motorway network.

The property comprises a substantial industrial/warehouse unit extending to approximately 13,776 sq ft (ground floor), offering predominantly open plan accommodation that is well suited to a wide range of industrial, manufacturing, trade counter or storage and distribution uses. The main warehouse area provides a good working height, enhancing operational efficiency and flexibility for racking, machinery installation or bulk storage requirements.

The unit is of steel portal frame construction with solid concrete flooring, providing a durable and hard-wearing surface capable of accommodating heavy industrial loads. Excellent natural light is delivered via roof glazing panels, creating a bright internal working environment and reducing reliance on artificial lighting.

In addition to the warehouse space, the property benefits from first floor office accommodation extending to approximately 911 sq ft, providing well-positioned space suitable for administrative functions, management offices, meeting space and ancillary staff facilities. This creates a strong balance between operational and office accommodation, making the unit suitable for both owner occupiers and trade operators.

Externally, the property benefits from a secure yard area of approximately 4,534 sq ft, providing valuable space for loading and unloading, external storage and vehicle manoeuvring. The yard enhances the property's suitability for logistics and distribution occupiers and offers practical access for service vehicles.



# Further Pictures



## ACCOMMODATION

Ground	13,776 sqft
First	911 sqft
Yard	4534 sqft
Total	19,221 sqft

**For further details please contact:**

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