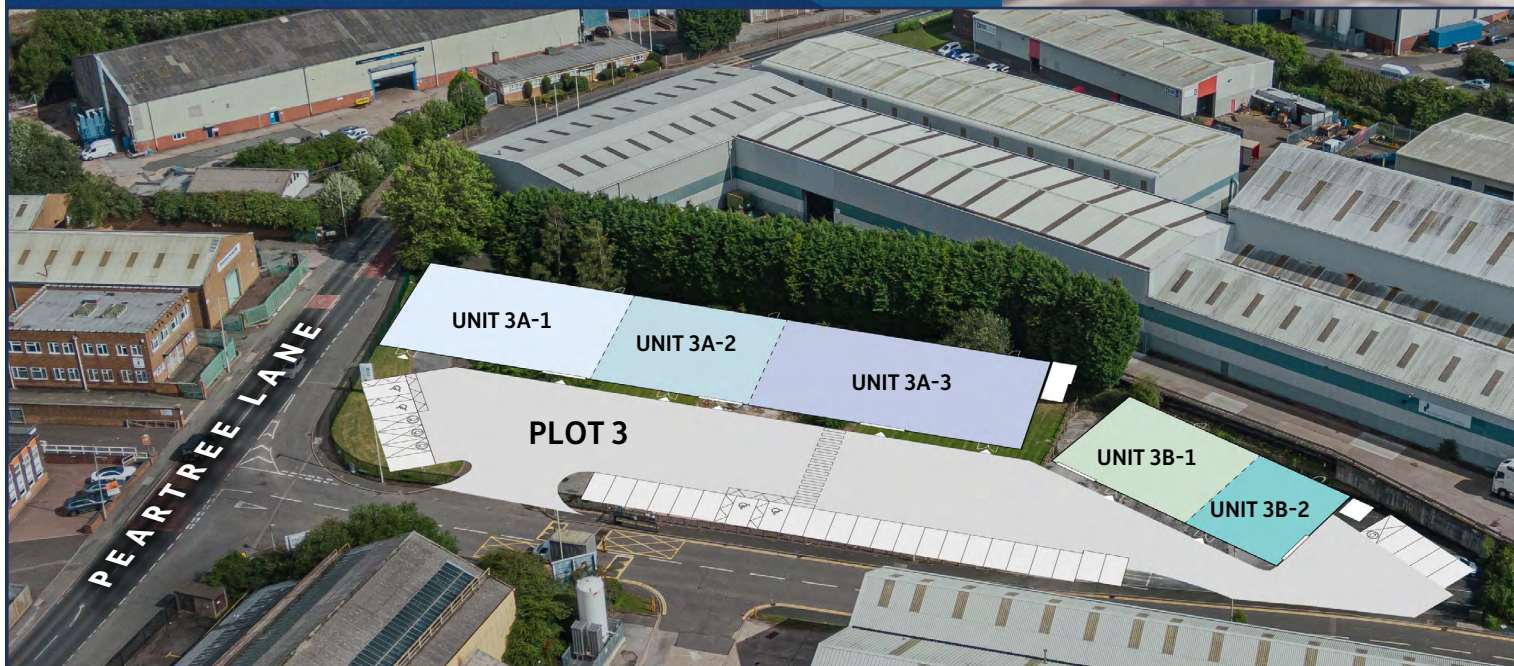


PLOT 3 TO LET

GRAZEBROOK PARK

PEARTREE LANE | DUDLEY | WEST MIDLANDS | DY2 0XW



**AVAILABLE FOR OCCUPATION
END OF Q1 2022**

- PROMINENT ROADSIDE LOCATION
- SUITABLE FOR TRADE COUNTER USE
- MINIMUM 6.6M EAVES
- LEVEL ACCESS LOADING
- 34 CAR PARKING SPACES (4 EV)

NEW MODERN SPECULATIVE INDUSTRIAL/WAREHOUSE UNITS

1,946 SQ FT – 14,079 SQ FT

Location

Pear tree Lane is an established industrial area situated less than 3 miles from Dudley town centre.

Access to the motorways is via the A461, Dudley Southern Bypass, and A4123, Birmingham New Road providing access to J2 of the M5.

Situation

Grazebrook Park is prominently situated mid way along Pear tree Lane on the eastern side with a gated secure entrance giving prominence.

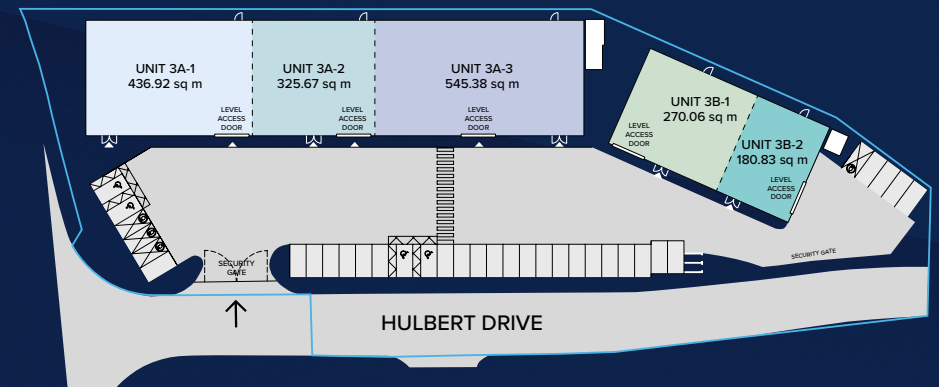
Access from Pear tree Lane leads immediately to Hulbert Drive, upon which the estate is situated.

Specification

Internally the units will be finished to a shell and core standard with a services entry point.

- Minimum 6.6m eaves
- 34 car parking spaces (4 EV)
- 50kN per m² floor loading
- Three phase power supply

	SQ FT	SQ M
Unit 3A-1	4,703	436.92
Unit 3A-2	3,506	325.67
Unit 3A-3	5,870	545.38
Unit 3B-1	2,907	270.06
Unit 3B-2	1,946	180.83



<< Click here to open in Google Maps



Further information

For further information or to arrange a viewing, please contact the joint agents.

CHARLES D'AUNCEY
charles.dauncey@harrislamb.com
 07747 897 866

NICK WADDINGTON
nick.waddington@mwre.co.uk
 07912 770 618

MATTHEW PEARCEY
matthewpearcey@sellors-surveyors.co.uk
 07764 296 803

ADAM MCGUINNESS
adam.mcguinness@mwre.co.uk
 07860 943 735