



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

UNIT I2 DUDLEY TRADING ESTATE **SHAW ROAD, DY2 8QX**



2,017 sq. ft. (187.39 sq. m.)

Approx. Gross Internal Area

*** Situated on popular trading estate**

*** Junction 2 of the M5 Motorway approx. 3.5 miles distant**





Location:

The property is situated on the popular Dudley Central Trading Estate. Dudley Town Centre is located within one mile. The A461 Dudley Southern Bypass is within half a mile. The motorway network is accessible via junction 2 of the M5 at Oldbury.

Description:

The property is a mid-terrace industrial unit of steel frame construction. The property benefits from the following specification:

- Level access loading door
- 5m eaves height (approx.)
- 5T crane
- Internal office/W/Cs
- External car parking

Accommodation:

	Sq. M.	Sq. Ft.
Approx. Total Gross Internal Area (GIA)	187.39	2,017

Tenure:

Vacant possession available.

Quoting Rent:

£13,000 per annum exclusive.

Service charge:

A service charge is levied for the maintenance and up-keep of common areas.

Further details are available upon request from the agents.

Business rates:

Rateable Value (2023) £8,700.

EPC:

Rating: To be assessed.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit their purpose.

Legal Costs:

Each party to bear their own.

VAT:

All figures are exclusive of VAT which may be applicable.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship is formed we will request proof of identification for the purchasing/leasing entity.





Viewing:

Strictly via prior appointment with the sole agents:

Harris Lamb
75 – 76 Francis Road
Edgbaston
Birmingham
B16 8SP

Mob: 07887 503 851

Contact: Ashley Brown
Email: ashley.brown@harrislamb.com

Ref: G008043

Date: September 2024

Subject to Contract



