



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL/WAREHOUSE UNIT

**17,427—32,460 sq ft
(1,619—3,006 sq m)**



**UNIT A, WOODSIDE INDUSTRIAL ESTATE,
PEDMORE ROAD, DUDLEY DY2 0RL**



- ◆ Undergoing refurbishment.
- ◆ Excellent connectivity.
- ◆ Two storey offices.
- ◆ Car parking.
- ◆ 4.75—6.75m eaves height.
- ◆ Last remaining unit.
- ◆ Level access loading doors.
- ◆ Secure self-contained yard.
- ◆ Up to 200 KVA power supply.

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LOCATION

Woodside Industrial Estate is prominently located on Pedmore Road (A4036), a well-established industrial and distribution corridor within Dudley.

The estate benefits from excellent connectivity to the regional and national motorway network, making it ideal for logistics, manufacturing and trade occupiers.

The Midland Metro extension will further enhance sustainable transport provision, with a new tram stop on Pedmore Road just 0.2 miles from the estate.

DESCRIPTION

Unit A, extending to approximately 32,460 sq ft, is currently undergoing a refurbishment and is available to let as a whole or sub divided into two.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Warehouse	17,427—32,460	1,619—3,006

SERVICES

We are advised that mains water, drainage, gas and electricity are connected or available.

Interested parties are advised to check their position with their advisors/contractors.

RENT

Please contact the agents for full details.

TENURE

New FRI lease on terms to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough on 01384 814136.

RATES

We are advised by the Valuation Office Agency website that the property will need to be re assessed upon occupation. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

Photography and further information is available at bulleys.co.uk/woodside

WHAT THREE WORDS

///shells.quite.voted

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 07/26