



Unit 5A Thornleigh Trading Estate, Dudley DY2 8UB

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
967 sq ft (90 sq m)

**Rent**  
£9,000 per annum exclusive

Popular estate

Good working height

Just off the A461 Dudley

Southern By Pass

## Location

The unit is situated towards the front of the Thornleigh Trading Estate which lies just off the Dudley Southern Bypass (A461). Junction 2 of the M5 is within 5 miles approx.

## Description

The unit is of steel framed construction with brick/blockwork walls surmounted by a pitched corrugated asbestos roof incorporating filon roof lights. Access is via a roller shutter door. Min working height - 4.7m (15' 5") approx. Max working height - 5.24m (17" 2") approx.

A toilet and kitchen are included.

Parking is available to the front of the unit.

## Accommodation (Gross Internal Area) approx.

967 sq.ft (89.83) approx.

## Services

All mains services, except gas are connected. The electricity is purchased direct from the estate.

Note: The Landlord/Agents have not tested the services/heating systems.

## Lease Terms

The unit is available by way of a new lease on a full repairing and insuring basis for a term to be agreed.

## Rent

£9,000 per annum exclusive.

## V.A.T.

The rent is not subject to V.A.T.

## Service Charge

An estate service charge is levied to cover the repair/maintenance of all common areas etc.

## Rating Assessment

Rateable Value: £5,700

U.B.R.: 55.5p in the £(2025/2026).

## Fixtures & 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 - E.

## Viewing

Strictly by appointment with the Sole Letting Agents

Sellers - (01384) 456789

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Additional Images

