



Unit 15 Blackbrook Valley Industrial Estate, Narrowboat Way, Dudley, West Midlands, DY2 0XQ

- Detached Industrial Unit with Two Storey Front Offices
- 41,000 sq ft (3,808.97 sq m)
- Enclosed Side & Rear Yards
- Minimum Eaves Height Approx 7.4m
- Flexible Terms
- EPC Rating: D-95



Printcode: 2026327

Unit 15 Blackbrook Valley Industrial Estate Narrowboat Way, Dudley

LOCATION

The premises are located on the Blackbrook Valley Industrial Estate which is situated on Narrowboat Way off Peartree Lane in Dudley. Peartree Lane provides access to the A4036 Pedmore Road and also to the A461 Dudley South Bypass and the A459 Cinderbank/Halesowen Road. Access to the motorway network is gained at junction 2 of the M5 motorway approximately 4.5 miles east. Junction 3 of the M5 motorway is approximately 6 miles south east.

DESCRIPTION

The property comprises of a detached industrial unit with two storey offices fronting Narrowboat Way together with a fenced service yard being enclosed with an approx 2m height palisade fence and a gated entrance.

The property has side and rear loading with six electrically operated access doors with a minimum eaves height of approximately 7.4m. The offices have their own tarmacadamed car park with a separate access leading in to a reception and partitioned office accommodation arranged over ground and first floor levels.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Ground		
Front Offices	2,631	244.44
Warehouse	26,059	2,420.87
First		
Front Offices	2,631	244.44
Total	31,321	2,909.75
Mezzanine	9,679	899.22

The total site area to include the property and yard space extends to approximately just over 1.74 acres (0.704 hectares).

RENT

£235,000 pax plus VAT.

VAT

VAT will be charged on the above figures.

LEASE

The premises are offered by way of a new 6 year lease term subject to a rent review at the end of the third year.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/2407/15/ELH

LOCAL AUTHORITY

Dudley Council Tel: 0300 555 8000.

RATEABLE VALUE

£168,000 - VOA.

RATES PAYABLE

£80,640.00 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-95.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



Tel: 01543 506640
www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk