

# TO LET LARGE OPEN PLAN STORAGE INDUSTRIAL/WAREHOUSE UNIT

63,042 sq ft (5,856 sq m) on site of 3.25 acres (1.32 ha)




**Merry Hill Business Park**  
Mill Street, Brierley Hill, Dudley DY5 2SX



 Established industrial location

 High Eaves Heights  
8-10mtrs

 Less than 5 miles to J2 M5

 Internal Open Plan with several access rollers shutters



## DESCRIPTION

The property comprises a secure industrial facility with detached two storey offices, loading yard and separate car park.

Merry Hill Business Park offers the following specification:

## WAREHOUSE

- 6 Level access doors
- 4m - 7.5m clear internal height
- 8-10mtrs to Eaves Ridges
- 11kv Substation with Three phase power supply
- Multiple Cranes in-situ

## OFFICES

- Self contained two storey offices
- Kitchen
- W.C. facilities

## EXTERNAL

- Secure loading yard
- Separate secure car park (adjacent)
- 45% site coverage

## SITE AREA

3.25 acres (1.32 ha)

## TENURE/TERMS

The property is available as one property or as smaller individual units (subject to sizes). Further details from the agents.

## RATEABLE VALUE

To be confirmed. However, interested parties should rely on their own enquiries to confirm.

## PLANNING

We understand the property has planning consent for B2 (General Industrial) use. Interested parties should rely on their own enquiries.

## EPC

Office - D 97  
Warehouse - B47

## LEGAL COSTS

Subject to individual Status.

## VAT

VAT is chargeable at the current rate.

## ANTI MONEY LAUNDERING

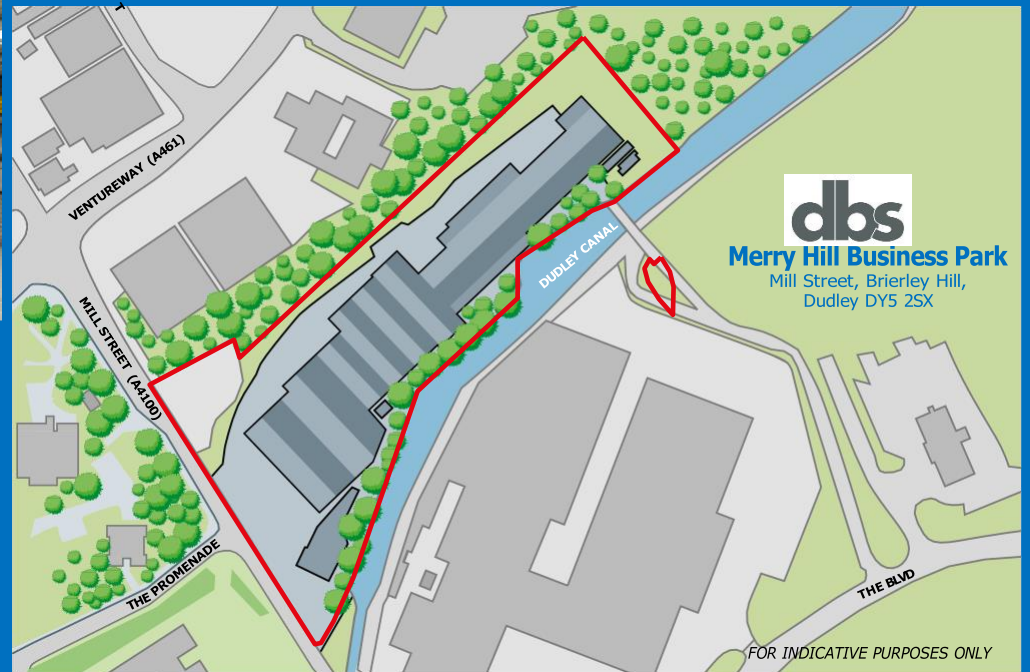
Please note identification checks will be required to be undertaken for all parties purchasing property and we will request proof of identity for the purchasing entity.

## SERVICES

We understand all mains services are connected to the building however, none have been tested. Interested parties should rely on their own enquiries.

## ACCOMMODATION

	SQ FT	SQ M
Production/Warehouse	56,488	5,247
GF Office	3,277	304
FF Office	3,277	304
<b>Total</b>	<b>63,042</b>	<b>5,856</b>
<b>SITE AREA</b>	<b>3.25 acres</b>	<b>1.32 ha</b>





**LOCATION**

Brierley Hill is an established commercial area less than three miles from Dudley Town Centre.

Access to the national motorway network is via Junction 2 of the M5 which is located approx. 5 miles distant. The A461, Dudley Southern Bypass and A4123 Birmingham New Road providing direct access.

Merry Hill Business Park is located on the A4100 which offers direct access to the A4036, connecting Dudley to the north and Stourbridge to the south.

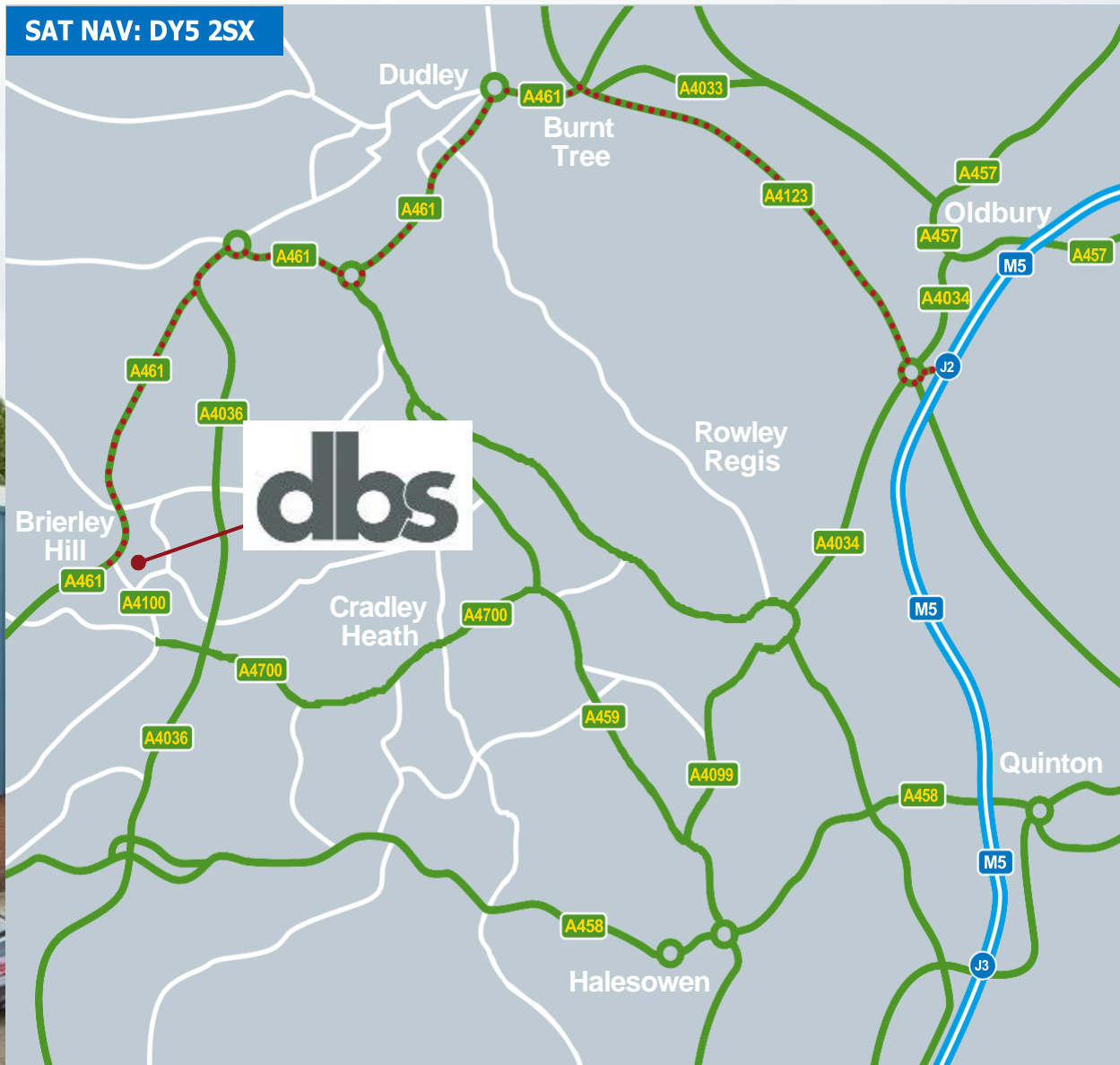
**FURTHER INFORMATION**

For further information and to arrange access to view please contact:-

**Mark Darlston**

**M:** 07831407474

**E:** [Mark.Darlston@dbsuk.com](mailto:Mark.Darlston@dbsuk.com)



**MONEY LAUNDERING:** Please note identification checks will be required to be undertaken for all parties purchasing property and we will request proof of identity for the purchasing entity.

**IMPORTANT:** Conditions under which particulars are issued: DBSUK for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of DBSUK has any authority to make or give any representation or warranty whatever in relation to this property.