

UNITS 1A & 1B TO LET

GRAZEBROOK PARK

PEARTREE LANE | DUDLEY | WEST MIDLANDS | DY2 0XW



**AVAILABLE FOR OCCUPATION
Q2 2022**

UNIT 1A – 28,632 SQ FT

- 3 LEVEL ACCESS LOADING DOORS

UNIT 1B – 15,995 SQ FT

- 2 LEVEL ACCESS LOADING DOORS

NEW MODERN SPECULATIVE INDUSTRIAL/WAREHOUSE UNITS

FROM 15,995 – 44,627 SQ FT

Location

Peartree Lane is an established industrial area situated less than 3 miles from Dudley town centre.

Access to the motorways is via the A461, Dudley Southern Bypass, and A4123, Birmingham New Road providing access to J2 of the M5.

Situation

Grazebrook Park is prominently situated mid way along Peartree Lane on the eastern side with a gated secure entrance giving prominence.

Access from Peartree Lane leads immediately to Hulbert Drive, upon which the estate is situated.

[<< Click here to open in Google Maps](#)

Specification

- Unit 1A – 28,632 sq ft with 3 level access loading doors
- Unit 1B – 15,995 sq ft with 2 level access loading doors
- 8m to underside of haunch
- First floor offices
- 24m-48m service yard
- 73 car parking spaces (+ 5 EV charging points)
- 50kN/m² floor loading



Further information

For further information or to arrange a viewing, please contact the joint agents.

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UNIT 2 TO LET

GRAZEBROOK PARK

PEARTREE LANE | DUDLEY | WEST MIDLANDS | DY2 0XW



**AVAILABLE FOR OCCUPATION
Q2 2022**

UNIT 2 – 39,224 SQ FT

- 2 DOCK LEVEL LOADING DOORS
- 2 LEVEL ACCESS LOADING DOORS
- 69 CAR PARKING SPACES
- 40M SECURE SERVICE YARD
- 10M EAVES

NEW MODERN SPECULATIVE INDUSTRIAL/WAREHOUSE UNIT

39,224 SQ FT

Location

Peartree Lane is an established industrial area situated less than 3 miles from Dudley town centre.

Access to the motorways is via the A461, Dudley Southern Bypass, and A4123, Birmingham New Road providing access to J2 of the M5.

Situation

Grazebrook Park is prominently situated mid way along Peartree Lane on the eastern side with a gated secure entrance giving prominence.

Access from Peartree Lane leads immediately to Hulbert Drive, upon which the estate is situated.

Specification

- 10m eaves to underside of haunch
- 2 dock level loading doors
- 2 level access loading doors
- First floor offices
- 40m service yard
- 69 car parking spaces (+4EV charging points)
- 50kN/m² floor loading



<< [Click here to open in Google Maps](#)



Further information

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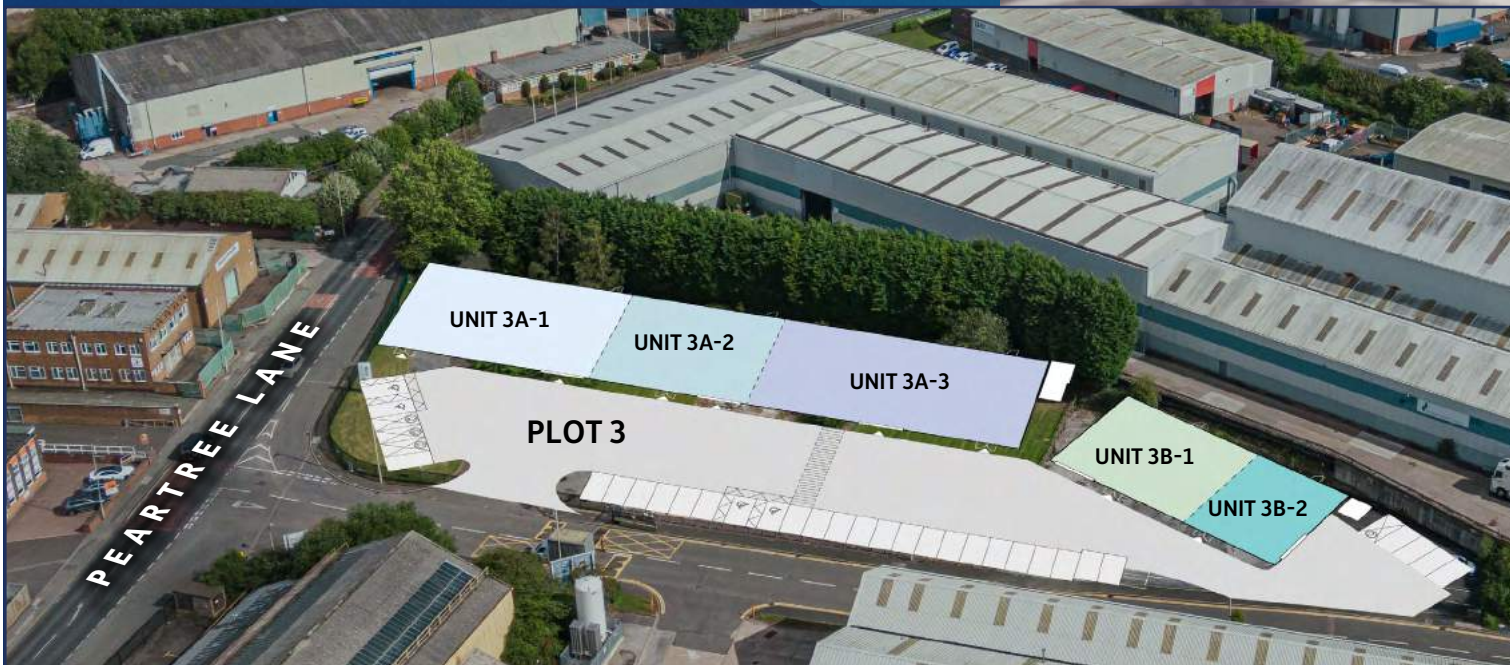
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PLOT 3 TO LET

GRAZEBROOK PARK

PEARTREE LANE | DUDLEY | WEST MIDLANDS | DY2 0XW



**AVAILABLE FOR OCCUPATION
END OF Q1 2022**

- PROMINENT ROADSIDE LOCATION
- SUITABLE FOR TRADE COUNTER USE
- MINIMUM 6.6M EAVES
- LEVEL ACCESS LOADING
- 34 CAR PARKING SPACES (4 EV)

NEW MODERN SPECULATIVE INDUSTRIAL/WAREHOUSE UNITS

1,946 SQ FT – 14,079 SQ FT

Location

Peartree Lane is an established industrial area situated less than 3 miles from Dudley town centre.

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Situation

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Access from Peartree Lane leads immediately to Hulbert Drive, upon which the estate is situated.

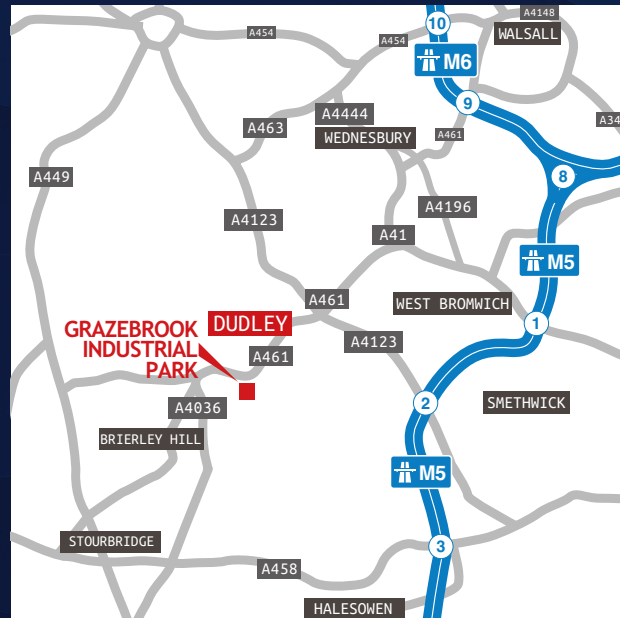
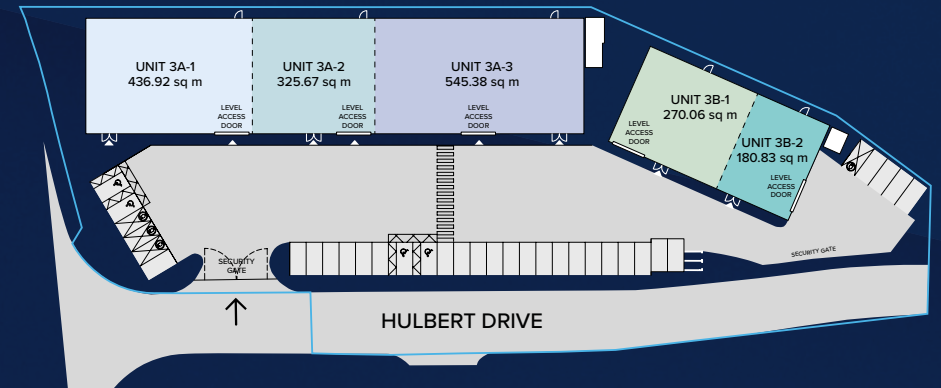
<< [Click here to open in Google Maps](#)

Specification

Internally the units will be finished to a shell and core standard with a services entry point.

- Minimum 6.6m eaves
- 34 car parking spaces (4 EV)
- 50kN per m² floor loading
- Three phase power supply

	SQ FT	SQ M
Unit 3A-1	4,703	436.92
Unit 3A-2	3,506	325.67
Unit 3A-3	5,870	545.38
Unit 3B-1	2,907	270.06
Unit 3B-2	1,946	180.83



Further information

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