

# UNIT 5 TO LET

41,150 sq ft (3,822.99 sq m)

INDUSTRIAL/  
WAREHOUSE UNIT

# YORKS PARK

BLOWERS GREEN ROAD DUDLEY DY2 8UL



FULLY REFURBISHED



10M  
EAVES HEIGHT



2 x DOCK  
LEVEL DOORS  
2 X LEVEL ACCESS DOORS



27M  
YARD DEPTH



INTERNAL  
TWO STOREY OFFICES

## SPECIFICATION

- 2 dock level loading doors
- 2 level access loading doors
- 10m eaves height
- LED lighting
- 27m yard depth (with potential to secure)
- Internal two storey offices
- Canteen and WCs
- Large parking provision
- 2 EV charging points
- Well maintained estate of 5 mid-box industrial/distribution units

### TENURE/TERMS

Unit 5 is available on new full repairing and insuring lease terms.  
Rent on application.

### SERVICE CHARGE

A service charge will be payable for the maintenance and upkeep of the estate.

### BUSINESS RATES

The Unit has a Rateable Value of £250,000 within the 2023 Rating List.

### LEGAL COSTS

Each party to pay for their own costs incurred in the transaction.

### EPC

Please contact the agents.

### MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

### VAT

All figures are quoted exclusive of VAT.

## SITE PLAN

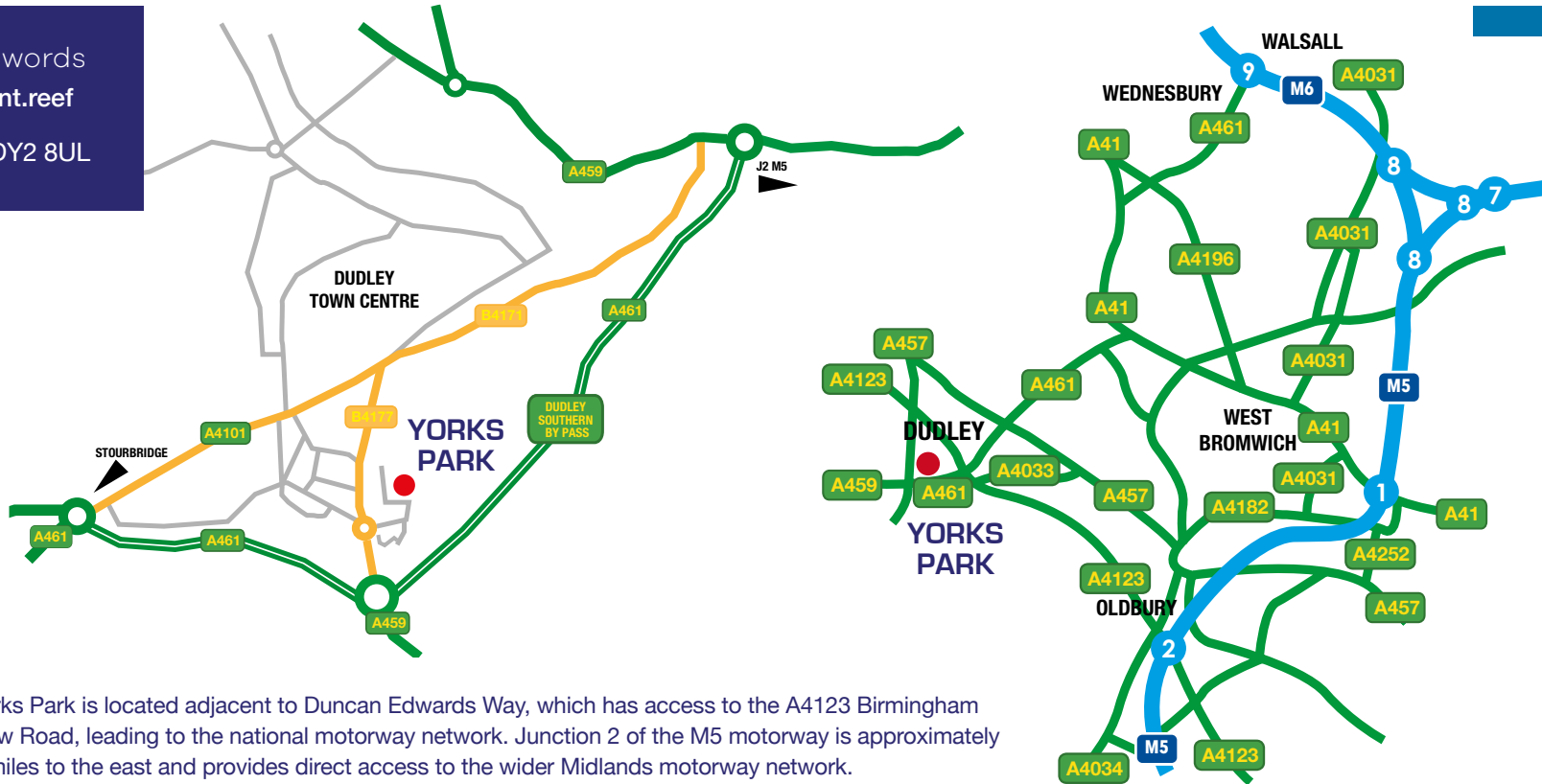




## ACCOMMODATION

Approx	sq ft	sq m
Warehouse	32,765	3,043.94
First Floor Offices & Amenities	3,565	331.19
Ground Floor Offices	3,228	299.92
Ground Floor Works WCs, Canteen & Amenities	1,592	147.94
<b>Total (gross internal area)</b>	<b>41,150</b>	<b>3,822.99</b>

/// what3words  
expert.talent.reef  
SAT NAV: DY2 8UL



## LOCATION

Yorks Park is located adjacent to Duncan Edwards Way, which has access to the A4123 Birmingham New Road, leading to the national motorway network. Junction 2 of the M5 motorway is approximately 5 miles to the east and provides direct access to the wider Midlands motorway network.

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