

# PW PEARTREE WORKS.

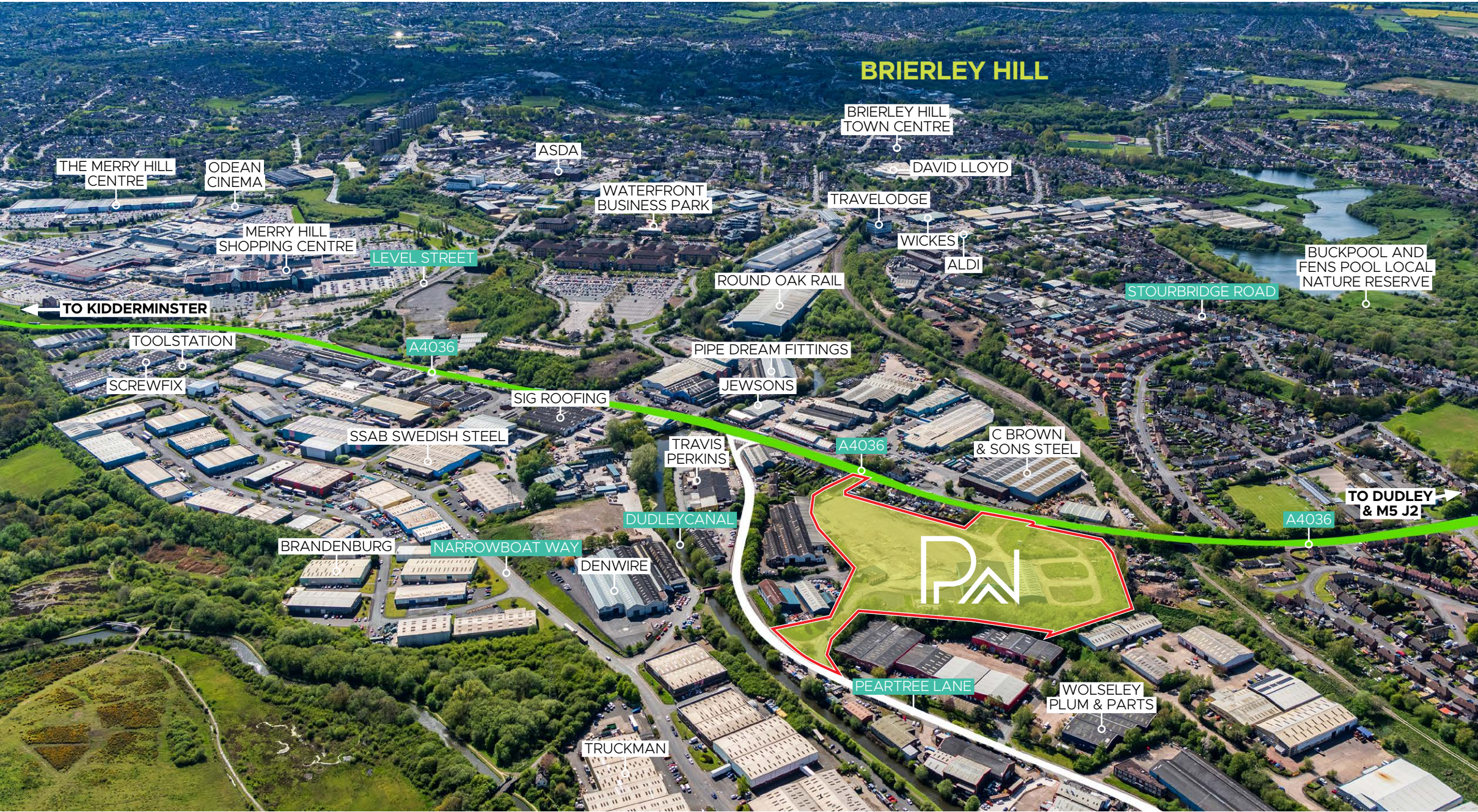
PEARTREE LANE | DUDLEY | DY2 0RP

## FOR SALE

Prime opportunity to acquire development land in the heart of the Black Country on a 9.84 acre site. Plots available from 2 acres +.



Easy access to J2 of M5 motorway, approximately 5 miles to the East.



## DESCRIPTION

A rare opportunity to acquire land located in the heart of the Black Country on a 9.84 acre site (approximately).

**The site is available as a whole or alternatively can be split into three parcels.**

## ACCOMMODATION

|              |                     |              |
|--------------|---------------------|--------------|
| Warehouse    | 28,021 sq.ft        | 2,603 sq.m   |
| Office Block | 2,712 sq.ft         | 252 sq.m     |
| <b>Total</b> | <b>30,733 sq.ft</b> | <b>2,855</b> |
| Yard         | 9.84 acres (approx) |              |

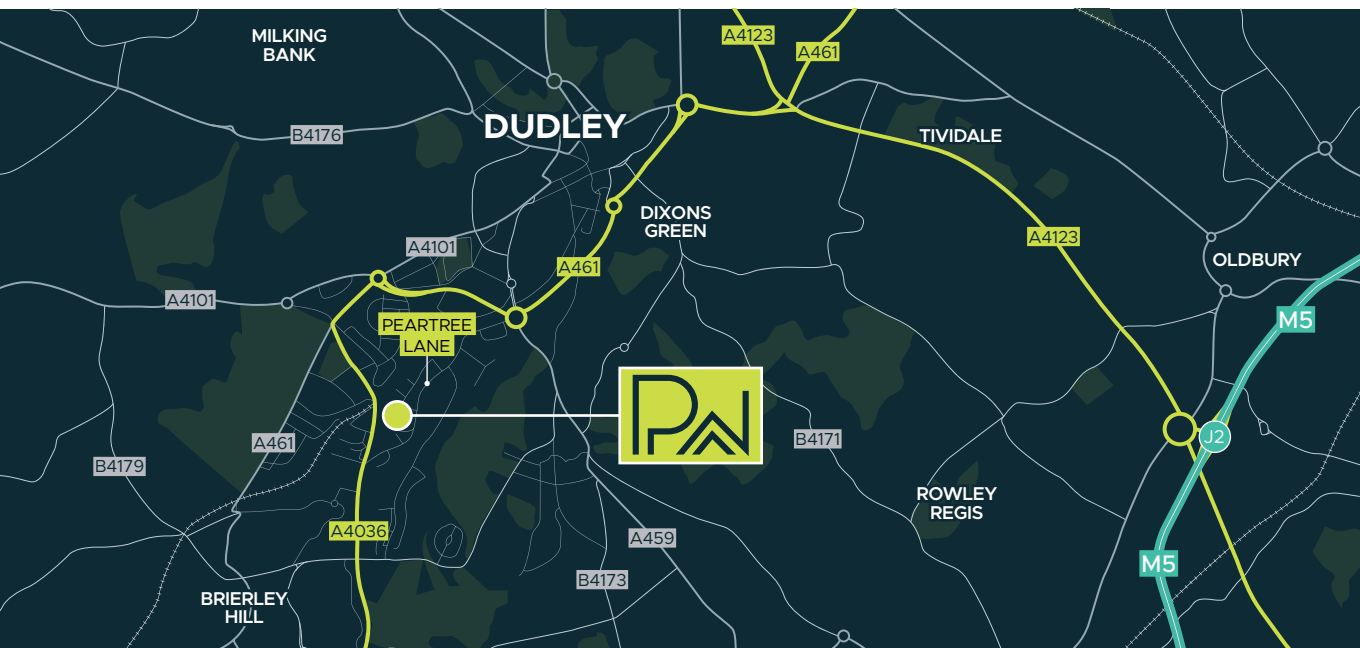




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## LOCATION

The site prominently abuts the A4036 (Pedmore Road) with over 20,000 daily vehicle movements and has additional access from Peartree Lane.

Dudley is a large industrialised market town and the administrative centre of the West Midlands, approximately 13 miles west of central Birmingham.

The property is located in a prominent position on the east side of the busy A4036, in a predominantly industrial area. The M5 motorway is 5 miles to the east.

Nearby occupiers include Jewson, Travis Perkins, Screwfix, SIG and SSE Pipefittings amongst others.



## TOWNS & CITIES



| Destination   | Miles | Time          |
|---------------|-------|---------------|
| Dudley        | 2.3   | 8 mins        |
| Stourbridge   | 4.3   | 12 mins       |
| West Bromwich | 6.6   | 18 mins       |
| Wolverhampton | 7.9   | 25 mins       |
| Walsall       | 9.7   | 29 mins       |
| Birmingham    | 11.2  | 34 mins       |
| Coventry      | 37.6  | 1 hr          |
| Manchester    | 83.3  | 1 hr 44 mins  |
| London        | 126.0 | 2 hrs 25 mins |

## MOTORWAYS



| Destination | Miles | Time         |
|-------------|-------|--------------|
| M5 J2       | 5.2   | 17 mins      |
| M6 J9       | 7.7   | 21 mins      |
| M6 J10      | 9.0   | 22 mins      |
| M5 J4/M42   | 10.5  | 22 mins      |
| M54         | 12.7  | 27 mins      |
| M6 Toll     | 15.2  | 30 mins      |
| M40         | 22.5  | 37 mins      |
| M69         | 36.5  | 51 mins      |
| M1          | 44.6  | 50 mins      |
| M25         | 110.0 | 2 hr 03 mins |

## AIRPORTS



| Destination   | Miles | Time         |
|---------------|-------|--------------|
| Birmingham    | 28.0  | 47 mins      |
| East Midlands | 52.9  | 1 hr 10 mins |
| Manchester    | 76.5  | 1 hr 28 mins |
| Heathrow      | 115.0 | 2 hrs 4 mins |



## MIDLANDS LOGISTICS & INDUSTRIAL MARKET

Dudley is at the heart of the thriving West Midlands logistics and industrial market, with an abundance of occupiers in the region, many of which have been located there for some time, with strong labour ties.

Supply is at drastically low levels across the region, and most acutely in Dudley where large portions of the market are made of older secondary premises which no longer meet the requirements of modern industrial & logistics occupiers.

## DEMOGRAPHICS

### Workers

165,600 economically active population in Dudley.  
Source: ONS annual population survey



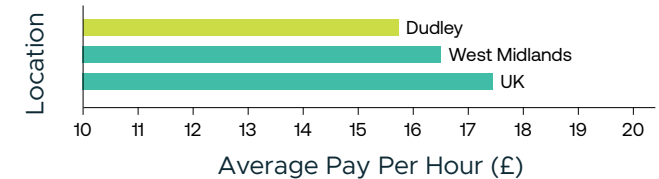
### Unemployment

4.00% unemployment in Dudley.  
Source: ONS annual population survey



### Skilled Trades

34.5% of working population in skilled trade / manual labour positions  
Source: CACI





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## | TENURE

The property is held freehold and available with vacant possession.

## | PROCESS

Offers for the freehold will be sought on an unconditional basis.

## | DATA ROOM

Access to the data room is available on request to shortlisted parties. All parties will be required to sign a Non Disclosure Agreement for access to the data room.

## | ANTI-MONEY LAUNDERING

Acceptance of any offer will be subject to a satisfactory anti money laundering check and proof of funding.

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