

To let

Space for business

INDUSTRIAL UNITS WITH LARGE SECURED YARD, DEDICATED PARKING SPACES, EAVES HEIGHT OF 5.4 M, AND OFFICE SPACE
19,500 – 40,000 sq ft (1,810 – 3,710 sq m)



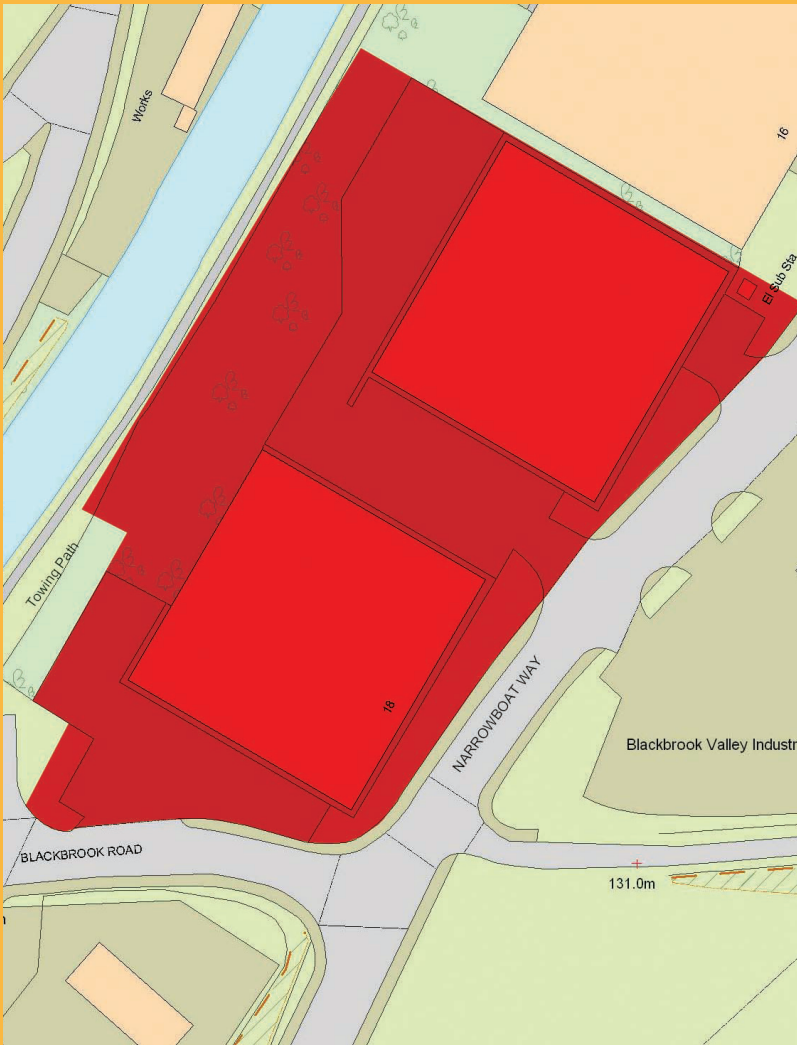
Units 17 & 18 Narrowboat Way

Blackbrook Valley Industrial Estate
Dudley DY2 0XQ



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pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

Units 17 and 18 Narrowboat Way offer two self contained warehouses with a large shared secure yard. Both units benefit from works offices and W.C. Units are constructed with brick and block elevations and a concrete floor. The profile clad roof is insulated and lined and incorporates intermittent translucent roof lights with sodium and fluorescent lighting. Vehicle access is via two electrically operated roller shutter doors. The doors measure approximately 14' 1" high x 13' 1" wide (4.2m high x 3.9m wide). The minimum eaves height is approximately 13' 10" (3.9m) rising to 18' 11" (5.4m) at the centre. Each unit has their own separate front loading area and car parking. A shared loading area and further car parking separates the two warehouses. In addition Unit 17 has a further secure rear yard area and additional first floor office accommodation.

Location and Access

The units are situated on Blackbrook Valley Industrial Estate, which is a well established industrial and warehousing location. Blackbrook Valley Industrial Estate is located on Narrowboat Way which has access to the A4036 Pedmore Road and Peartree Lane which gives access to the A461 Dudley Southern By-pass. Junction 2 of the M5 Motorway is approximately 6 miles distant providing access to the wider Black Country area and national Motorway network.

Unit Size

		Sq ft	Sq m
Unit 17	Ground floor	19,500	1,810
	First floor (office)	1,000	95
	mezzanine	3,500	325
Total	(excluding mezzanine)	20,500	1,905
Unit 18	Ground floor	19,500	1,810



Features and Benefits

- Established industrial location
- Secured yard with loading facilities
- Maximum eaves height of 5.4m
- Electric roller shutter doors
- Dedicated external loading area
- Dedicated car parking
- Ancillary offices.

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

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The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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