



**TO LET**

# Primrose Hill Trading Estate

**Cradley Road  
Netherton  
Dudley DY2 9SA**



- **Established Location**
- **3 Phase Electricity**
- **Gated Site With Monitored CCTV**
- **Flexible Terms**
- **Immediate Occupation**
- **Rent Incentives Available**

**WORKSHOP / INDUSTRIAL UNITS**  
**1,677 - 3,130 sq ft (156 - 291 sq m)**



## TRAVEL DISTANCE

Junction 2, M5	4	14	By Car
Dudley Port Train Station	4	14	By Car

Source: theAA.com

# Primrose Hill Trading Estate

Cradley Road, Netherton, Dudley



## DESCRIPTION

The Estate comprises 21 purpose built industrial units arranged in 4 blocks, ranging in size from 1,677 to 3,130 sq ft.

## SPECIFICATION

- Self Contained
- Brick Elevation
- Mono-Pitched Roof
- Concrete Floors
- Electric Roller Shutter Door
- Three Phase Power Supply
- Seperate Personnel Door
- Office And Toilet Accomodation
- Parking To Front Of Units

## EPC

A copy of the EPC for each unit is available on request

## LOCATION

The Estate is situated between Netherton and Cradley Heath, both of which lie South West of Dudley and West of Central Birmingham.

The Estate can be accessed via Cradley Road (B4173) from the South or Halesowen Road (A459) from the North.

Junction 2 of the M5 is 4 miles away travelling Northbound and Junction 3 of the M5 is 5.2 miles away heading Southbound.

## TERMS

Units are let on flexible terms of 3 years incorporating annual break options. There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

## VIEWING / FURTHER INFO

For further information or to arrange an appointment to view, please contact :-



**Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA**

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