

## Workshop/industrial units

**154m<sup>2</sup> - 289m<sup>2</sup>**  
(1,663ft<sup>2</sup> - 3,118ft<sup>2</sup>)

- Established location
- Integrated office space
- 3 Phase electricity
- Roller shutter to workshop
- Secured gated site with CCTV coverage
- Flexible terms



**TO LET**



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## Location

Primrose Hill Trading Estate is situated between Netherton and Cradley Heath, both of which lie south west of Dudley and west of Central Birmingham.

The estate is located approximately 500 metres south of the A459's junction with the B4173 Cradley Road which borders the property to the north and south respectively.

The estate benefits from a range of nearby amenities and the intu Merry Hill Shopping Centre is less than 10 minutes drive away with its array of retail outlets and eateries.



## Travel Distances

Description	Miles	Time
Dudley Port Train Station	3.4	13 mins
Junction 2, M5	4	14 mins
Cradley Heath Train Station	1.5	5 mins





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## Description

Primrose Trading Estate comprises 21 single storey workshop/industrial units arranged in 4 blocks. Each unit benefits from ancillary office to the front with kitchenette facilities.

The units are constructed of steel portal frame with brick elevations surmounted by mono-pitched clad roofs. Each unit benefits from an electrically operated roller shutter door.

Externally the site is surrounded by steel palisade fencing with a gated entrance from Cradley Road. The estate offers good parking and circulation space.

The property's key features include:

- Self contained
- Integrated office
- Brick elevation
- Mono-pitched roof
- Concrete floors
- 3 phase power supply
- On-site parking

## Service Charge

There service charge for the units is included in the rental.



## Availability

There are a range of flexible leasing options available and the available units are as follows:

Unit	M <sup>2</sup>	Ft <sup>2</sup>	Rent (Per Annum)	Rateable Value
4	154	1,663	£17,045.75	£10,750
8	156	1,681	£17,230.25	£10,750
10	156	1,681	£20,172.00	£10,500
13	156	1,681	£18,911.25	£11,000
20	289	3,118	£28,062.00	£19,750

(This information is given for guidance purposes only and prospective tenants are advised to confirm the business rates information with Dudley Metropolitan Borough Council)







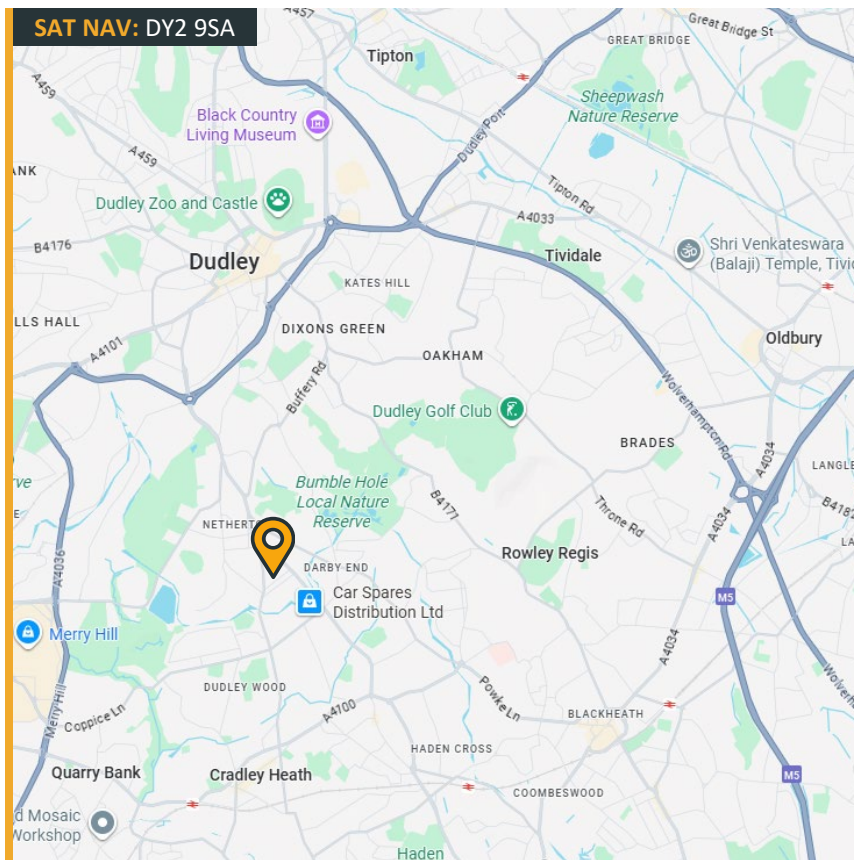
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## EPC

Copies of the EPC Certificates for each unit are available upon request.

## VAT

VAT is applicable to the rent due.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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