



**9 Colmore Row  
Birmingham  
B3 2BJ**

**Tel: 0121 237 1234**

## **TO LET**

**Units 5 and 6  
Pear Tree Lane Industrial Estate  
Crackley Way  
Dudley  
DY2 0UW**

**5,793 – 12,768 sq ft**



- Prominent frontage
- Min 6.3m eaves
- Car parking
- Can be let separately or combined

### Location:

The units are situated 5 miles from junction 2 of the M5, in the well-established industrial area of Pear Tree Lane close to Dudley town centre and within the Black Country. The units are located between the A4036 and the A461 and benefit from good access to the Midlands motorway network.

### Description:

Units 5, 6 and 7 Pear Tree Lane Industrial Estate are a terrace of three self-contained units on Crackley Way, off Pear Tree Lane. The units benefit from dual aspect on both roads and are highly visible to passing traffic. They have potential to be occupied individually or separately.

The units have the following specification:

#### Unit 5:

##### Warehouse

- 6.3m eaves height (to underside of haunch)
- One electrically operated loading door
- High level fluorescent strip lighting
- Gas supply for heating

##### Offices

- Fluorescent lighting
- Carpeted floors
- Electric heating
- Male & Female WCs

#### Unit 6:

##### Warehouse

- 6.3m eaves height (to underside of haunch)
- One electrically operated loading door
- High bay lighting

##### Offices

- Plaster and painted walls
- Fluorescent lighting
- Carpeted floors
- Electric heating
- Male & Female WCs

### External:

Both units provide a shared service yard and onsite car parking.

### Accommodation:

#### Unit 5

	Sq. m.	Sq. ft.
Warehouse	463	5,271
Office	75	522
<b>Total</b>	<b>538</b>	<b>5,793</b>

#### Unit 6

	Sq. m.	Sq. ft.
Warehouse	585	6,300
Office	63	675
<b>Total</b>	<b>648</b>	<b>6,975</b>

The units are available individually or combined to provide 12,768 sq ft.

### Terms:

The units are available on a leasehold basis for a term to be agreed based on a quoting rent of £5.00 psf if let separately, or £4.75 psf if let combined.

### Planning:

We would advise all interested parties to make their own enquiries with the local planning department.

### Rates:

We understand the units have a combined rateable value of £44,500; therefore rates payable for 2015/2016 are £21,939. We would recommend contacting the local authority for further information.

### EPC:

Unit 5 C-72  
Unit 6 C-66

### Viewings:

By strict appointment with the agents:

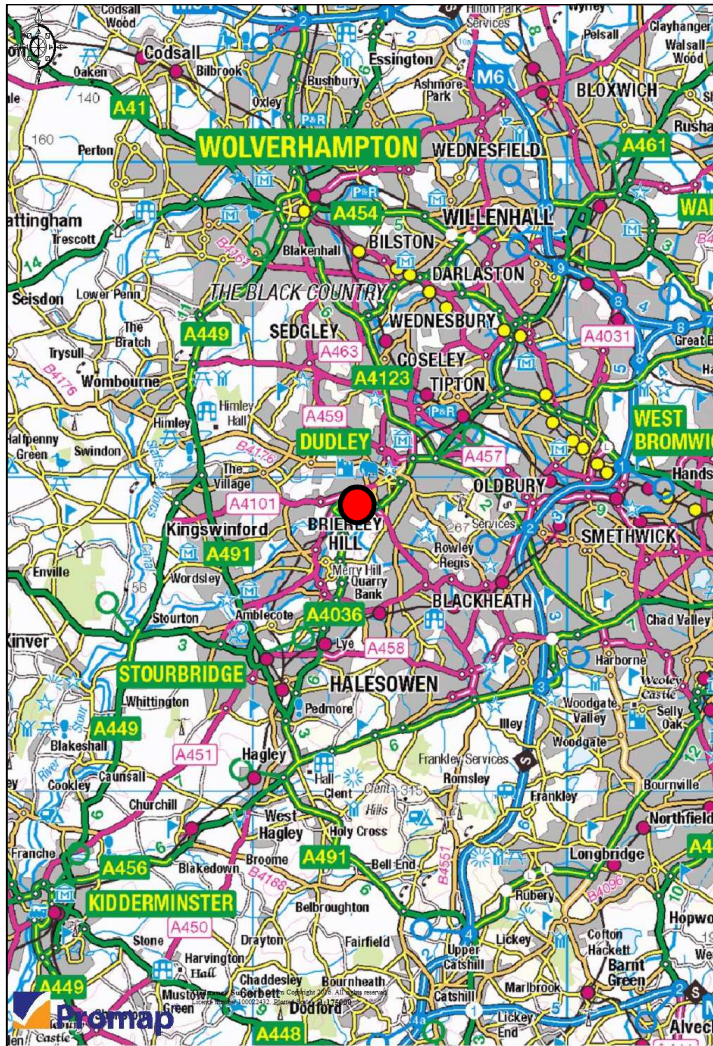
Kayleigh Holsey  
DD 0121 237 1244  
Kayleigh.holsey@bnpparibas.com



February 2016



Location Plan



Site Plan

