

FOR SALE / TO LET LARGE OPEN PLAN STORAGE INDUSTRIAL/WAREHOUSE UNIT

63,042 sq ft (5,856 sq m) on site of 3.25 acres (1.32 ha)



Merry Hill Business Park
Mill Street, Brierley Hill, Dudley DY5 2SX



Established industrial location

High Eaves Heights
8-10mtrs

Less than 5 miles to J2 M5

Internal Open Plan with several access rollers shutters





DESCRIPTION

The property comprises a secure industrial facility with detached two storey offices, loading yard and separate car park.

Merry Hill Business Park offers the following specification:

WAREHOUSE

- 6 Level access doors
- 4m - 7.5m clear internal height
- 8-10mtrs to Eaves Ridges
- 11kv Substation with Three phase power supply
- Multiple Cranes in-situ

OFFICES

- Self contained two storey offices
- Kitchen
- W.C. facilities

EXTERNAL

- Secure loading yard
- Separate secure car park (adjacent)
- 45% site coverage

SITE AREA

3.25 acres (1.32 ha)

TENURE/TERMS

The property is available as one property or as smaller individual units (subject to sizes). Further details from the agents.

RATEABLE VALUE

To be confirmed. However, interested parties should rely on their own enquiries to confirm.

PLANNING

We understand the property has planning consent for B2 (General Industrial) use. Interested parties should rely on their own enquiries.

EPC

Office - D 97
Warehouse - B47

LEGAL COSTS

Subject to individual Status.

VAT

VAT is chargeable at the current rate.

ANTI MONEY LAUNDERING

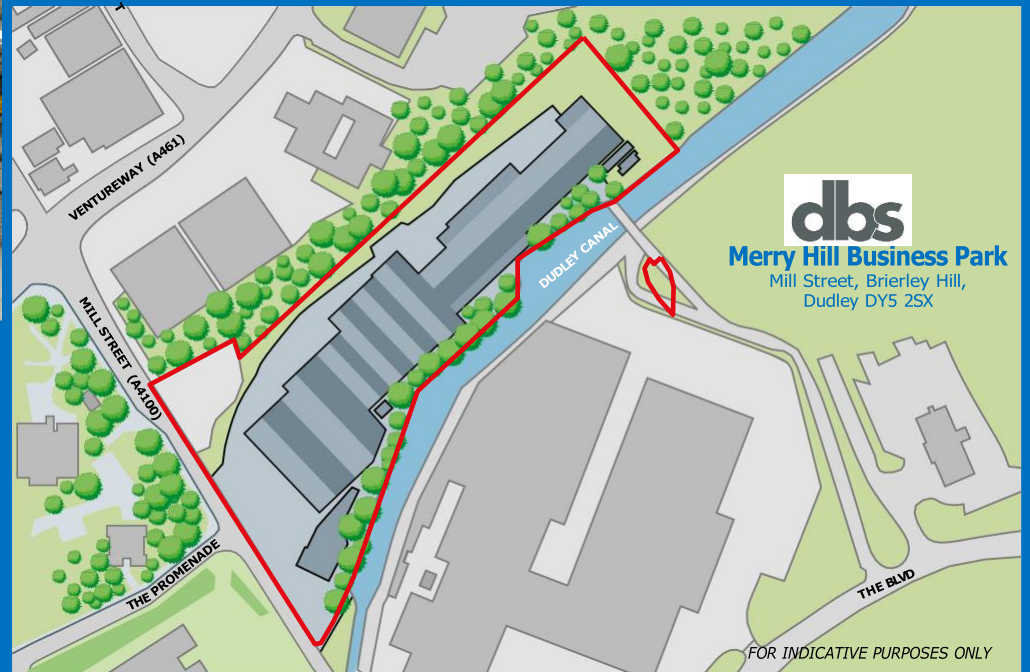
Please note identification checks will be required to be undertaken for all parties purchasing property and we will request proof of identity for the purchasing entity.

SERVICES

We understand all mains services are connected to the building however, none have been tested. Interested parties should rely on their own enquiries.

ACCOMMODATION

	SQ FT	SQ M
Production/Warehouse	56,488	5,247
GF Office	3,277	304
FF Office	3,277	304
Total	63,042	5,856
SITE AREA	3.25 acres	1.32 ha





LOCATION

Brierley Hill is an established commercial area less than three miles from Dudley Town Centre.

Access to the national motorway network is via Junction 2 of the M5 which is located approx. 5 miles distant. The A461, Dudley Southern Bypass and A4123 Birmingham New Road providing direct access.

Merry Hill Business Park is located on the A4100 which offers direct access to the A4036, connecting Dudley to the north and Stourbridge to the south.

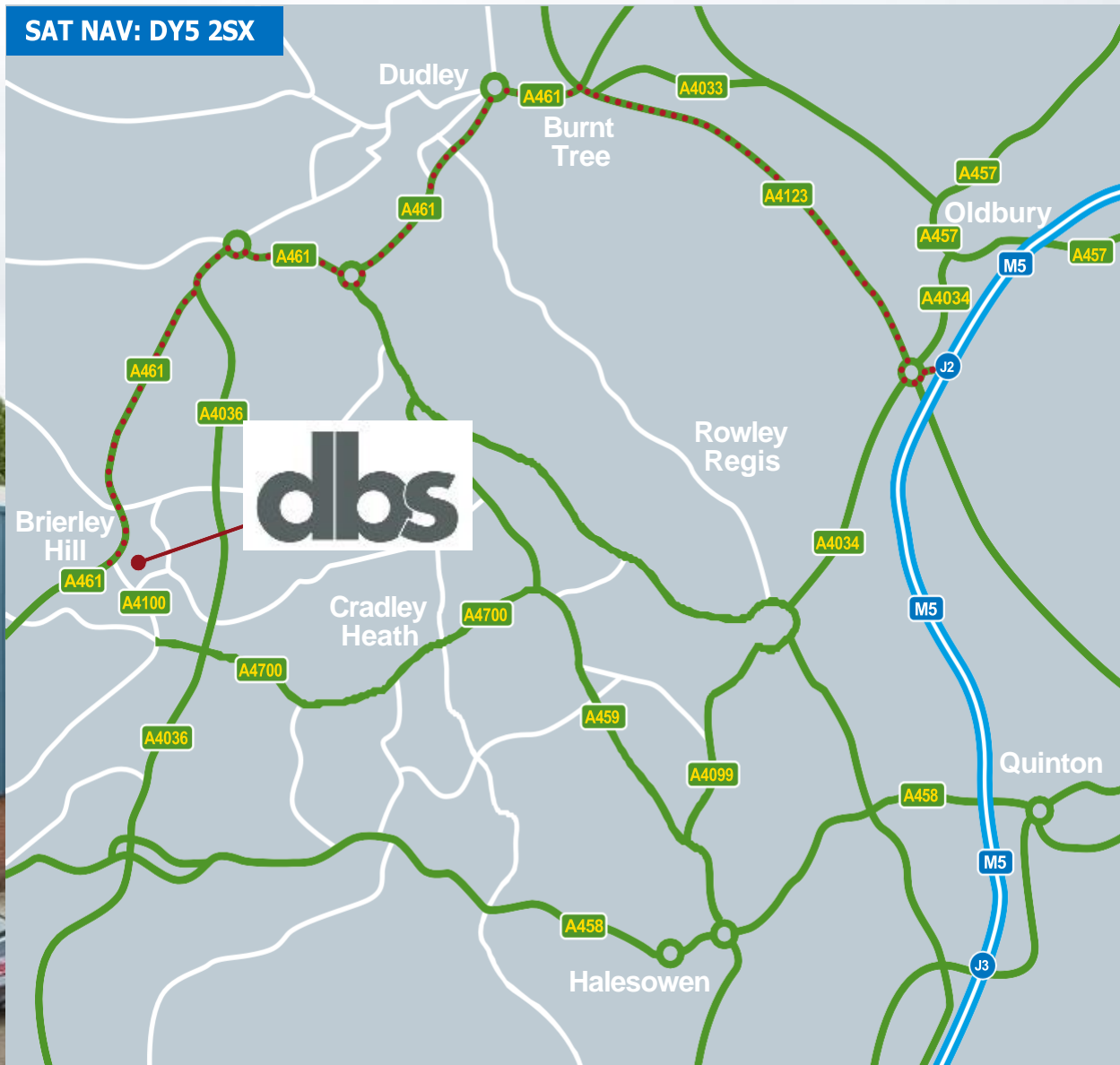
FURTHER INFORMATION

For further information and to arrange access to view please contact:-

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MONEY LAUNDERING: Please note identification checks will be required to be undertaken for all parties purchasing property and we will request proof of identity for the purchasing entity.

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