

**fisher
german**

Enterprise Trading Estate

Pedmore Road, Brierley Hill, DY5 1TX

Leasehold
Trade Counter/Warehouse Units

2,394-7,228 Sq Ft (222.40-671.48 Sq M)



To Let



Amenities



Neighbouring
Trade Occupiers



Roller Shutter
Door



Roof Lights



Allocated
Parking



Secure
Estate



Prominent
Position

Indicative Unit

Enterprise Trading Estate

2,394-7,228 Sq Ft (222.40-671.48 Sq M)

Description

Each unit is of steel portal frame construction, with profile clad elevations, beneath a pitched roof incorporating translucent roof lights. To the front elevation is office accommodation and a single WC.

Externally, each unit benefits from designated parking/loading and access is provided by an electric roller shutter door.

Location

Enterprise Trading Estate is approximately three miles south of Dudley town centre, on a major intersection of the A4036.

Junction 2 of the M5 motorway is approximately 5 miles to the east, providing access to the wider Midlands motorway network via the A461.

Locations

Merry Hill Centre: 0.3 miles

Dudley: 3.2 miles

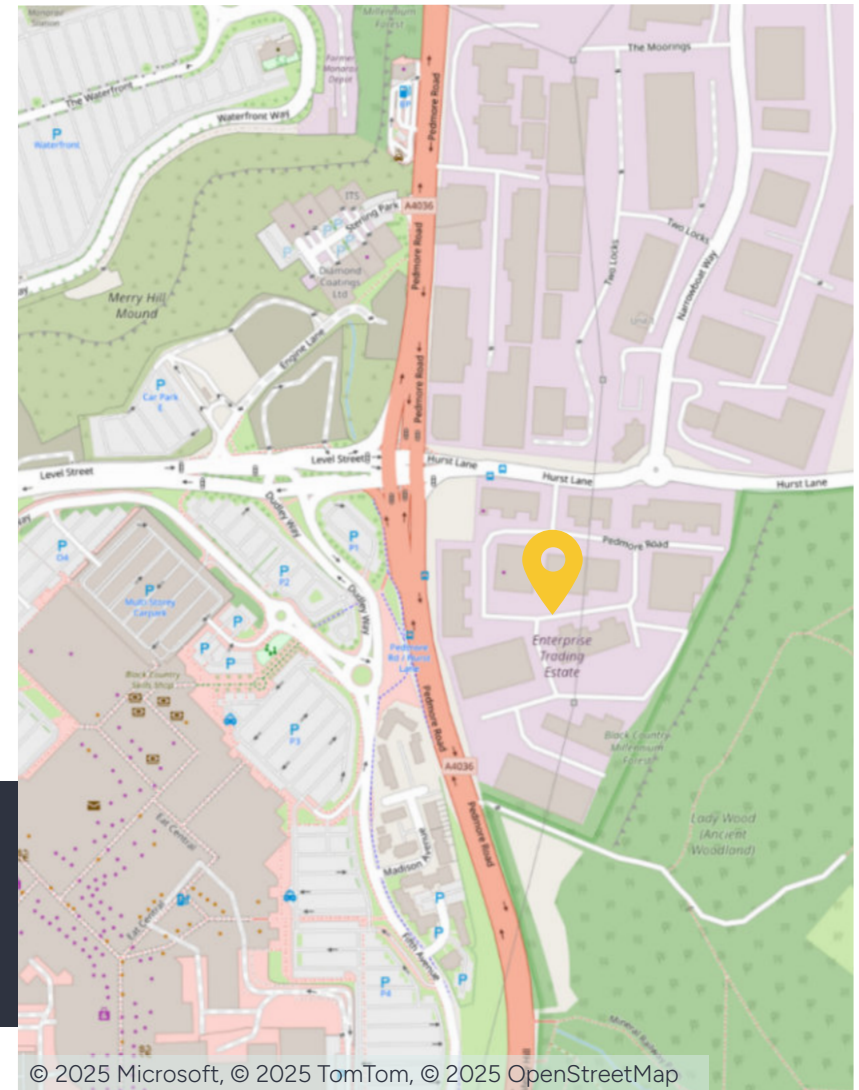
J2 M5: 5.2 miles

Nearest station

Cradley Heath: 1.9 miles

Nearest airport

Birmingham International: 27.5 miles



Accommodation - Available Now

Description	Sq Ft	Sq M
Unit 4	2,410	223.89
Unit 27	2,394	222.40
Unit 31	2,424	225.19



Accommodation - Coming Soon

Description	
Units 2 & 3	Coming Soon
Unit 43	Under Offer
Unit 49	Coming Soon
Unit 50 & 51	Coming Soon



Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

On application.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Services

We understand the property is connected to mains water, electricity, and drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

Available on request.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the listed letting agents.

Contact us



Ellie Fletcher

0121 561 7888

ellie.fletcher@fishergerman.co.uk



Mike Price

0121 561 7882

mike.price@fishergerman.co.uk



Or our joint agents:

Bulleys

0121 544 2121

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2025. Photographs dated July 2023.



This brochure is fully recyclable