



RENT

£63,600 pa exc of VAT

(Subject to Contract)



Land at Enterprise Trading Estate

Pedmore Road, Brierley Hill, DY5 1TX

Leasehold | Open Storage Land | 0.73 Acres (0.2954 Hectares)



**FISHER
GERMAN**

TO LET



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.



Description

Open storage land available at Enterprise Trading Estate extending to approximately 0.73 acres.

The site itself is situated within an established trading park and accessed via two entrances. The site benefits from concrete hardstanding throughout.



Accommodation

Description	Acres	Hectares
Open Storage Land	0.73	0.295



Further information

Lease Terms

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

Tenure

Leasehold.

Rent

We are guiding a rent of £63,600 plus VAT. Subject to Contract.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We understand there are currently no services on site, however, the landlord will install water and electricity if required.

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.

Fixtures & Fittings

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

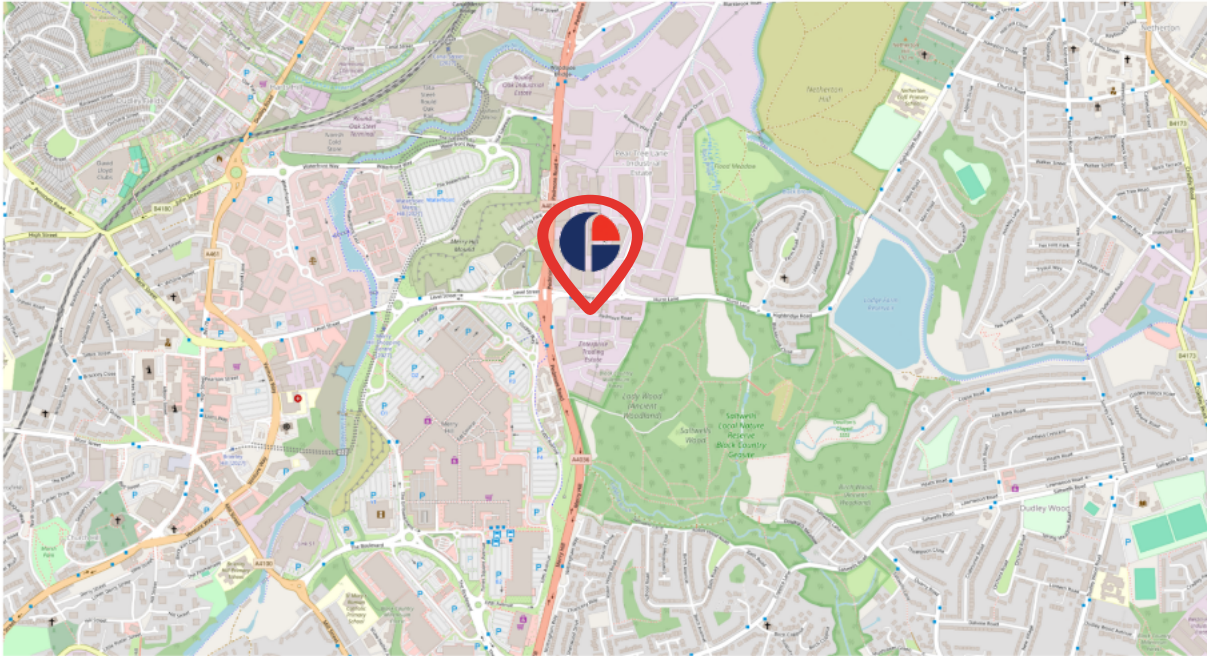
Anti Money Laundering

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

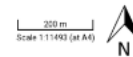
VAT

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.

Land at Enterprise Trading Estate, Brierley Hill



Produced on Land App 1 Feb 13, 2025.
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Approximate Travel Distances



Locations

- Dudley - 3.2 miles
- Junction 2 of M5 - 5.2 miles
- Junction 4A of M42 - 12.5 miles



Nearest Station

- Cradley Heath - 1.9 miles



Nearest Airport

- Birmingham International - 27.5 miles



Viewings



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Particulars dated February 2025. Photographs dated February 2025.

