



Mill Street, Brierley Hill, DY5 2TD

Racked warehouse available on flexible lease terms

Summary

Tenure	To Let
Available Size	54,063 sq ft / 5,022.62 sq m
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- 7m min eaves
- LED warehouse lighting
- 33m yard depth
- Racked warehouse
- 4 level access loading doors plus 1 dock
- Extensive parking
- Proximity to Merry Hill shopping centre

DESCRIPTION

The unit comprises a steel portal framed industrial warehouse, with brick and steel profile clad elevations and a steel clad pitched roof. The property has a self contained ground floor office area to the front along with amenities. The property benefits from extensive yard area and parking provisions. Extending to 54,062 sq ft GIA (Gross internal area), it provides the following specification;

7m to underside of haunch

4 level access doors & 1 dock level door

LED Lighting

Racking in place (Can be removed by negotiation)

33m deep loading yard

Onsite car parking

Ground floor office with welfare

LOCATION

The unit occupies a highly prominent position on Mill Street in Brierley Hill, adjacent to a major roundabout connecting the A4100 to The Boulevard. The site entrance is located off The Boulevard, offering excellent HGV access to the warehouse together with a separate customer car park fronting Mill Street.

Situated in the heart of the Black Country's established industrial market, the property benefits from outstanding connectivity. It lies close to the A4036 Pedmore Road, which links directly to the M5 (Junction 1) approximately 5 miles to the east, providing fast access to the M6, M42 and the national motorway network. Birmingham city centre is just 10 miles away, making it ideally positioned for manufacturing, warehousing, logistics and distribution businesses.

This well-supported location offers a skilled local workforce, strong infrastructure and excellent proximity to key amenities including Merry Hill Shopping Centre.

ACCOMMODATION

The accommodation comprises the following areas:

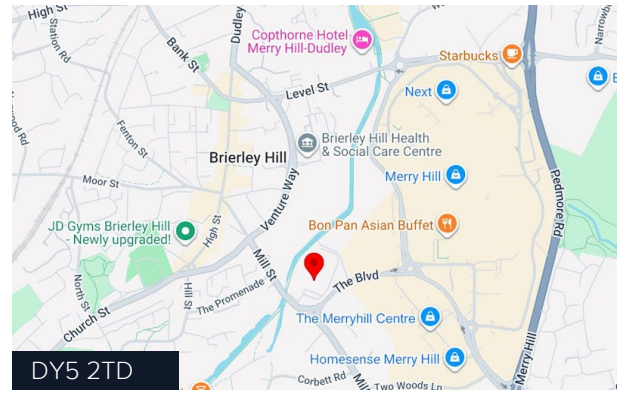
Name	sq ft	sq m	Availability
Unit - Warehouse	52,421	4,870.07	Available
Unit - Office	1,642	152.55	Available
Total	54,063	5,022.62	

VIEWINGS

Strictly via agents Rock Real Estate or Box4 Real Estate

TERMS

The property is available by way of sub lease, terms to be agreed.



Viewing & Further Information



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