

**fisher
german**

Units 5 & 7, Sterling Park

Pedmore Road, Brierley Hill, DY5 1TB

Leasehold
Modern Industrial/Warehouse Units

3,425 - 5,730 Sq Ft (318 - 532 Sq M)



To Let



Amenities



Roller Shutter
Access



Clear Working
Height 5.5m



Roof Lights



Gas, 3 Phase
Electricity &
Water



Parking



Road Side
Location

Units 5 & 7, Sterling Park

3,425 - 5,730 Sq Ft (318 - 532 Sq M)

Description

The unit specification comprises of the following:

- Roller shutter access (5.28m height 4.18 width).
- Clear working height approximately 5.5m.
- Steel roof with roof lights.
- High bay lighting.
- Office accommodation.
- Male and female toilets.
- Services include gas, 3 phase electricity and water (not tested).
- Forecourt loading and parking, plus communal parking.
- Highly visible road side position.

Location

Sterling Park is located on the outskirts of Brierley Hill. It is located on the main A4036 Pedmore Road, next to the Merry Hill Shopping Centre.

The A4036 gives direct access to Dudley town centre and Junction 2 of the M5 Motorway. The M5 Motorway is easily accessible, with Junction 2 approximately 6 miles away.

Stourbridge town centre lies approximately 3 miles to the south west of Dudley approximately 4 miles to the north east. Birmingham is approximately 13 miles to the east.

Accommodation

Description (GIA)	Sq Ft	Sq M
Unit 5 (with mezzanine)	6,574	610
Unit 7 (with mezzanine)	4,236	393

Locations

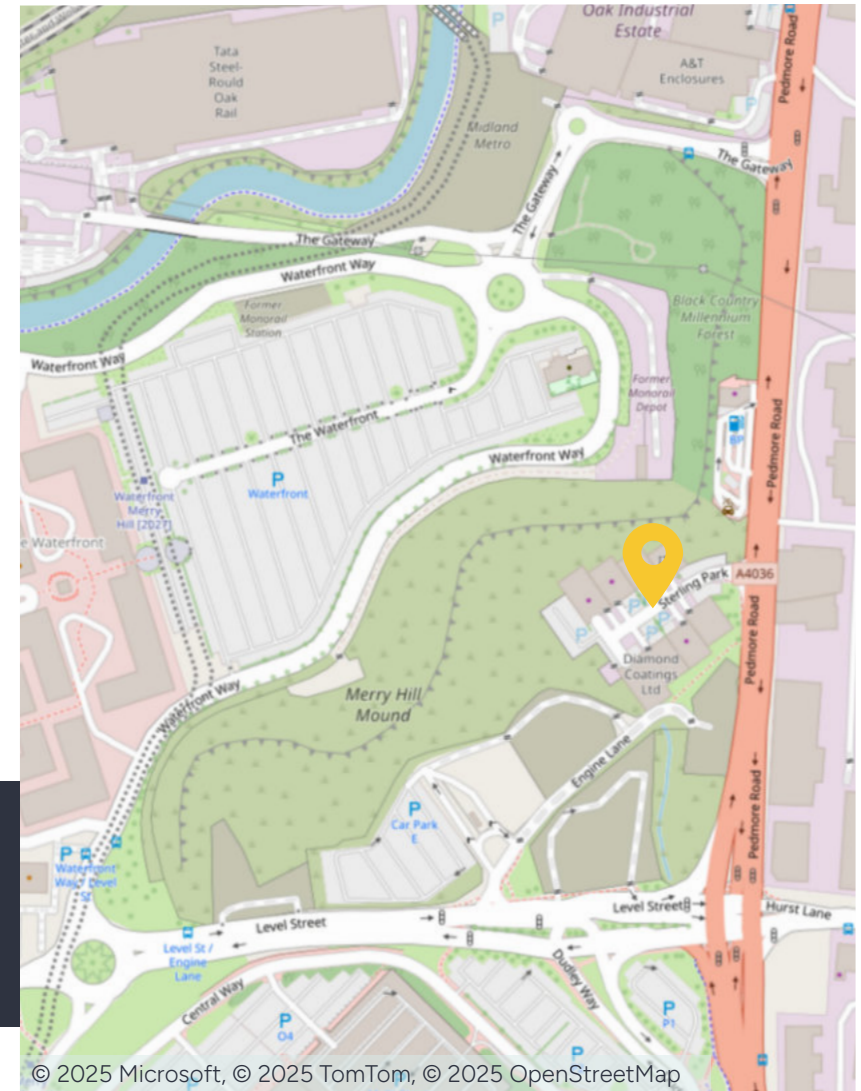
Birmingham: 12 miles
Wolverhampton: 9.4 miles
J3 M5: 6.4 miles

Nearest station

Cradley Heath: 1.9 miles

Nearest airport

Birmingham International: 28 miles



Further information

Rental

Upon application.

Lease Terms

The properties are available by way of a new full repairing and insuring lease on a term to be agreed.

Business Rates

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

Unit 5: Rateable Value £36,000

Unit 7: Rateable Value £18,750

Interested parties are advised to liaise directly with the local authority to confirm their exact rates liability.

Services

We are advised that mains water, drainage, gas and three phase electricity are connected or available.

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.

Planning

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council.

Service Charge

A service charge is levied for the repair, maintenance and common parts of the estate. Please contact the agents for further information.

EPC

Unit 5: D 88

Unit 7: C 72

Legal Costs

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

Fixtures & Fittings

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

Anti Money Laundering

The successful tenants 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 tenants should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or our joint agents Bulleys.



Unit 7



Unit 7



Unit 5



Contact us



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Or our joint agents: Bulleys

Max Shelley / Will Turner

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