

# Available Immediately - To Let Unit 1 Yorks Park

Blower's Green Rd, Dudley DY2 8UL



**23,058 Sq Ft**



**8 m haunch height**



**35 m secure yard**



**29 car parking spaces**



**2 level access loading doors**

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## Description

The property is a modern detached industrial / warehouse unit benefiting from the following specification:

- 8 m haunch height
- 2 level access loading doors
- Fitted office accommodation and canteen
- To be refurbished
- 35m secure yard
- 29 car parking spaces

Accommodation	Sq Ft	Sq M
Warehouse and GF Offices	21,802	2,025.51
FF Offices	1,256	116.65
<b>TOTAL</b>	<b>23,058</b>	<b>2,142.16</b>

## Location

The subject property is the first unit on Yorks Park, Blowers Green Road, Dudley. Yorks Park is a well-established and recognised industrial estate situated approximately ¾ mile southwest of Dudley, just off Blowers Green Road (B4177) which leads to the A461 Duncan Edwards Way at Cinderbank Island. Junction 2 of the M5 Motorway is approximately 5 miles to the east via A4123 and provides direct access to the wider Midlands motorway network.

## Business Rates

We understand that the property has a Rateable Value of £186,000 as listed on the Valuation Office Agency website.

## Terms

The premises are available by way of assignment or sublease until 29<sup>th</sup> April 2029.

Alternatively, the property is available by way of a new full repairing and insuring lease on terms to be agreed.

## VAT

VAT will be chargeable at the current rate.

## EPC

The property currently holds an EPC within band C (C56).

## Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.

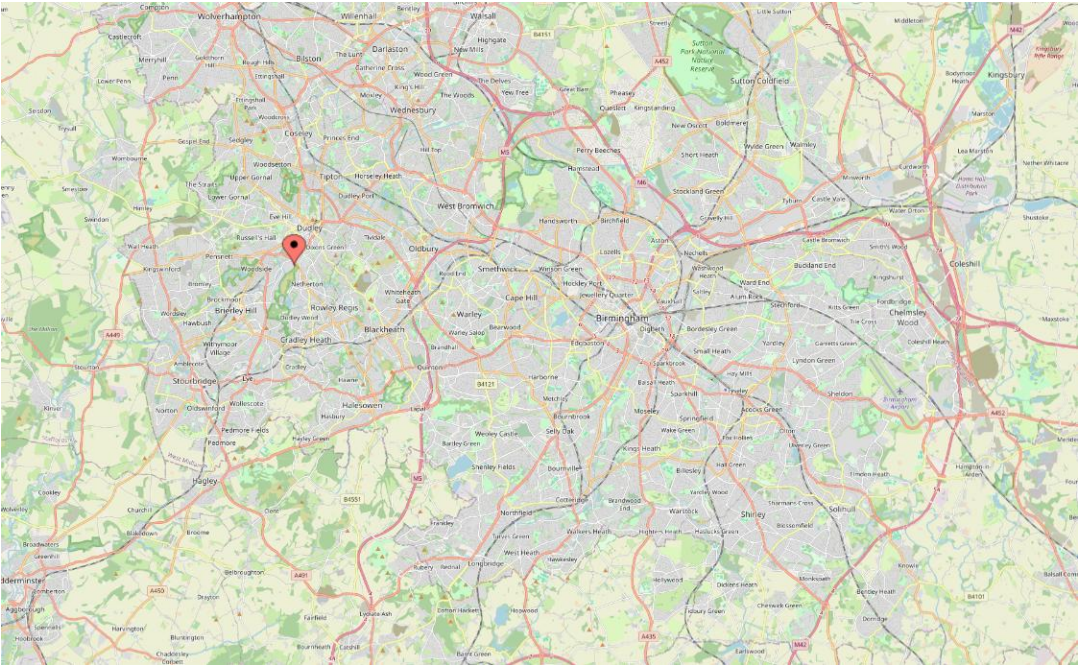
## Services

We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

## Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

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# To find out more, please contact

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



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