



Mill Street,, Brierley Hill, Dudley, DY5 1SY

Racked warehouse available on flexible terms

Summary

| | |
|-----------------------|------------------------------|
| Tenure | To Let |
| Available Size | 54,063 sq ft / 5,022.62 sq m |
| Business Rates | N/A |
| EPC Rating | Upon enquiry |

Key Points

- Prominent warehouse unit
- 7m to underside of haunch
- 4 level access doors and 1 dock
- Lighting to warehouse
- Onsite car parking
- 33m deep yard
- Close proximity to Merry Hill Shopping Centre
- Racked warehouse

Description

The unit comprises a steel portal framed industrial warehouse, with brick and steel profile clad elevations and a steel clad pitched roof.

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

Available via sub-lease - contact agents for more details.

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.

Brierley Hill is situated within close proximity to the M5 motorway, accessible via the A4100 which leads to the A4036 and subsequently junction 2 of the M5, 6 miles (9.5 km) to the east. The M5 motorway links directly to junction 8 of the M6 motorway 12.5 miles (20km) to the north, which provides direct access to the M1 motorway to the south and the M54 motorway to the north.

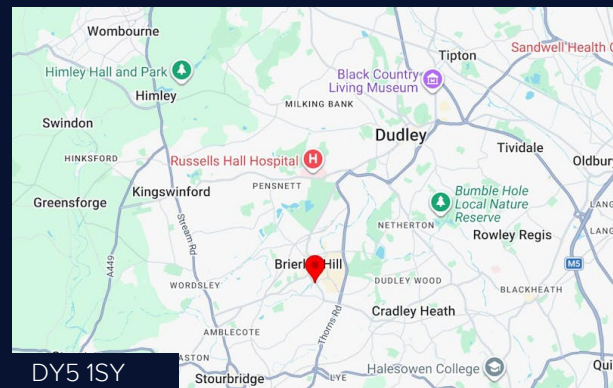
Birmingham city centre is just 10 miles away, making it ideally positioned for manufacturing, warehousing, logistics and distribution businesses.

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 |
| Ground - Offices | 1,642 | 152.55 | Available |
| Total | 54,063 | 5,022.62 | |



DY5 1SY

Viewing & Further Information

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