



## **Enterprise Trading Estate**

Pedmore Road, Brierley Hill, DY5 1TX

### **Industrial / Industrial / Warehouse / Trade Counter To Let, Brierley Hill**

**2,410 to 4,798 sq ft**  
(223.90 to 445.75 sq m)

- 3153 sq ft (292.92 sq m)
- Refurbished to high standard
- Good quality office space
- Eaves height 4.45m
- Roller shutter door (width 3.57m x height 3.58m)
- Secured estate with electronically controlled gates
- Adjacent to Merry Hill Shopping Centre

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## Summary

|                |                      |
|----------------|----------------------|
| Available Size | 2,410 to 4,798 sq ft |
| Business Rates | N/A                  |
| Service Charge | N/A                  |
| EPC Rating     | Upon enquiry         |

## Description

Enterprise Trading Estate is accessed via Hurst Lane, off the A4036 Pedmore Road, in a prominent location immediately opposite the busy Merry Hill Shopping Centre, with the regional town centres of Brierley Hill, Stourbridge and Dudley being close by.

Adjacent to the Merry Hill Shopping Centre.

Trade counter/storage/retail distribution unit.

Refurbished to high standard.

LED lighting.

Good quality office space.

WC facilities and entrance lobby.

On well-established trading estate.

Ideal for trade counter.

Eaves height 4.45m.

Roller shutter door (width 3.57m x height 3.58m).

Secured estate with electronically controlled gates.

Secure and attractive working environment.

Adjacent to Merry Hill Shopping Centre.

## 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.

## Terms

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



## Viewing & Further Information



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