



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

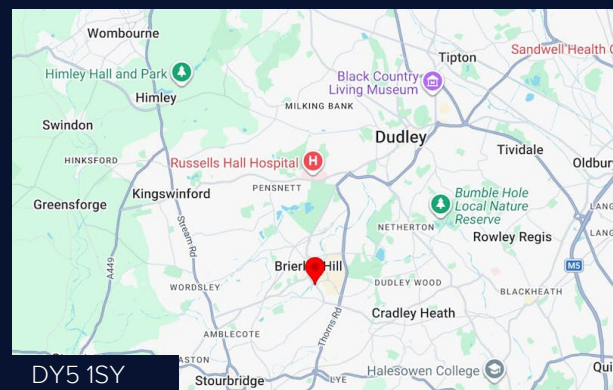
Birmingham city centre is just 10 miles away, making it ideally positioned for manufacturing, warehousing, logistics and distribution businesses.

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	



Viewing & Further Information

Ed Kennerley

+44 121 769 0444 | +44 7972 187 779

e.kennerley@box4realestate.co.uk

James Clements

+44 121 769 0444 | +44 7436 165 015

j.clements@box4realestate.co.uk

Guy Jackson (Rock Real Estate)

0161 327 3152 | 07525 631305

guy@rockrealestate.co.uk

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