



## Pear tree Works, Pear tree Lane, Dudley, DY2 0RP

Coming Soon - Two new units in Dudley 59,000 & 85,000 sq ft

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	59,202 to 85,251 Acres / 23,958.22 to 34,499.89 Hectares
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Two new Industrial & Logistics units coming soon
- Unit 1 - 59,202 sq ft
- Unit 2 - 85,251 sq ft
- 10-12.5m eaves
- Dock & Level access loading doors
- 50m deep secure yard
- EV Charging for cars & Solar PV

## Description

Full planning has been submitted for 2 new industrial & logistics units of 85,251 sq. ft & 59,202 sq. ft. Salient details as follows;

Unit 1 – 59,202 sq. ft GIA

- 10M to underside of haunch
- 5 dock level doors and 1 level access
- 5,920 sq. ft office accommodation
- 45m deep service yard
- 59 car spaces
- EV Charging for cars

Unit 2 – 85,251 sq. ft GIA

- 12.5M to underside of haunch
- 10 dock level doors and 2 level access
- 6,458 sq. ft office accommodation
- 50m deep service yard
- 122 car parking spaces
- EV Charging for cars

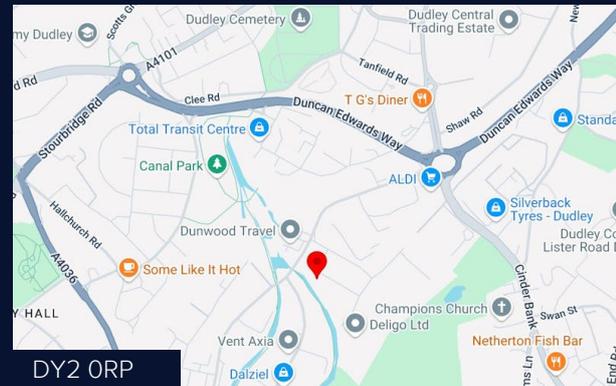
## Location

The site prominently abuts the A4036 (Pedmore Road) with over 20,000 daily vehicle movements and has additional access from Peartree Lane. Dudley is a large industrialised market town and the administrative centre of the West Midlands, approximately 13 miles west of central Birmingham. The property is located in a prominent position on the east side of the busy A4036, in a predominantly industrial area. The M5 motorway is 5 miles to the east. Nearby occupiers include Jewson, Travis Perkins, Screwfix, SIG and SSE Pipefittings amongst others.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	2,578,839,120	239,581,993.92	Coming Soon
Unit - 2	3,713,533,560	344,998,556.87	Coming Soon
<b>Total</b>	<b>6,292,372,680</b>	<b>584,580,550.79</b>	



## Viewing & Further Information

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