

Unit 1 Woodside Industrial Estate

Pedmore Road, Dudley, DY2 0RL

Garrison
REAL ESTATE



TO LET

60,581 SQ FT
(5,628.16 SQ M)

£5.50 PER SQ FT

Industrial/Warehouse Premises

PRELIMINARY PARTICULARS

- Low Cost Warehouse Opportunity
- 12 Dock Level Access Doors
- LED Warehouse Lighting
- Canteen
- First Floor Offices
- Ground Floor Showroom/Reception
- To be Refurbished

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Description

The building comprises a main warehouse with dock level loading, office accommodation and associated external loading yard and car parking.

The warehouse is of steel portal frame construction having brick/block walls surmounted by profile metal sheet cladding beneath profile metal sheet clad roof incorporating translucent rooflights. The warehouse has a concrete floor throughout. The unit has an eaves height of approximately 3.92m with apex to 6m.

The warehouse is lit throughout with LED lighting and includes works canteen and toilets. Access to the warehouse is via 10 conventional dock loading doors with 2 smaller dock doors being located at the gable end and side of the building. The rear yard and shared access road are tarmac with car parking located to the front and side of the building.

The 2 storey block at the front provides ground floor reception, leading to a large showroom area and boardroom/offices, which could be stripped out to provide additional storage space (subject to negotiation). The first floor offices, provide a mix of open plan and partitioned offices having gas fired central heating radiators, lighting and are decorated throughout. Staff kitchen and toilets are located on both ground and first floor.

Location

The property is located on the Woodside Industrial Estate, which lies approximately 2 miles to the south west of Dudley Town Centre and 0.5 miles north of the Merry Hill Shopping Centre.

The property is accessed from the A4036 Pedmore Road, which provides access to the Merry Hill Centre. The nearby A461 Dudley Southern By-Pass links to the A4123 Wolverhampton Road and onto Junction 2 M6, which lies approximately 7 miles to the east and Junction 2 of the M6, providing access to the M42, M40 and M1 motorway network.

Terms

New lease available on terms to be agreed.

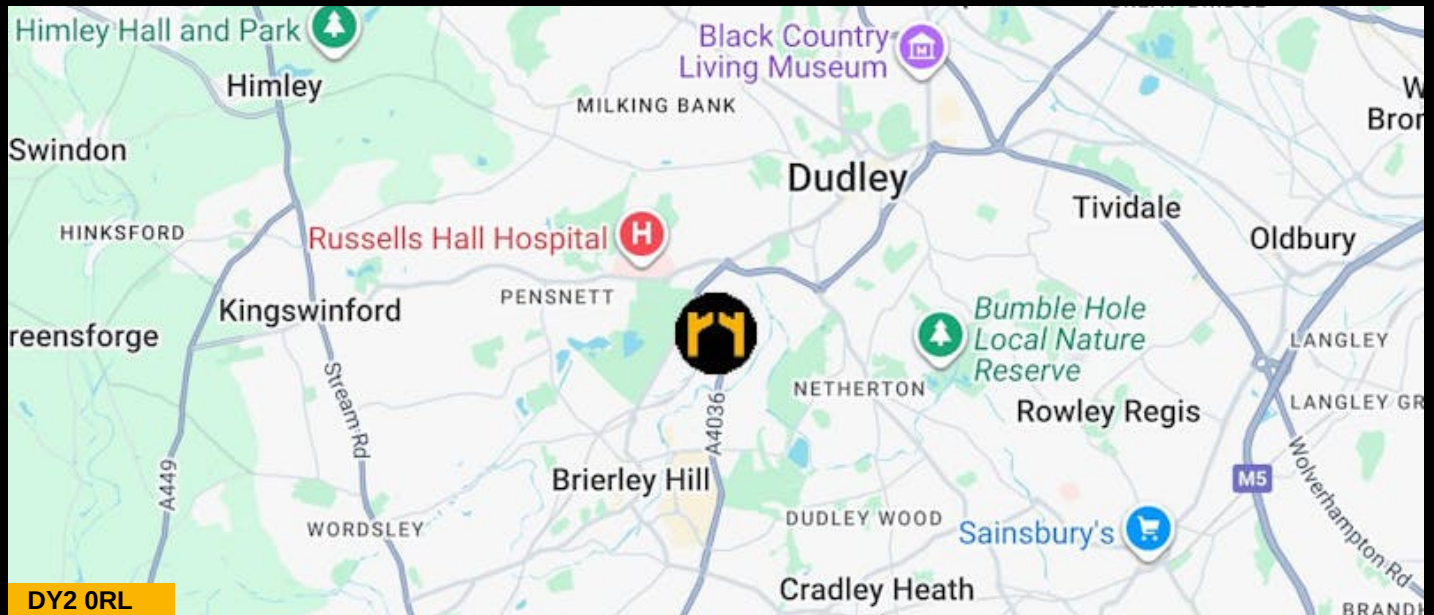
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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Showroom/Offices	5,027	467.02
1st - Offices	5,042	468.42
Ground - Warehouse	50,512	4,692.72
Total	60,581	5,628.16

Anti Money Laundering

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 require identification checks are undertaken for all parties leasing or purchasing property. Before a business relationship can be formed, we will request proof of identification for the leasing or purchasing entity.

Contacts

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Further Information

[View on our website](#)