

AVISON YOUNG

# Unit 1 Yorks Park, Blower's Green Road, Dudley, DY2 8UL

## Industrial / Warehouse To Let | Rent on application | 23,058 sq ft

Modern Detached Industrial / Warehouse Unit To Let in Dudley

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**Summary**

- Rent: Rent on application
- Business rates: £89,280 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Estate charge: £0.57 per sq ft
- EPC: C (56)
- Lease: Sublease

**Further information**

- View details on our website
- View Microsite

**Contact & Viewings**



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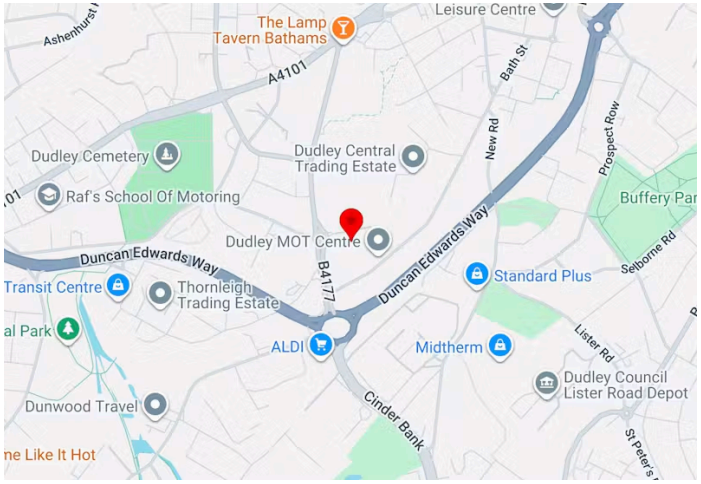




**Key Points**

- 8 m haunch height
- 2 level access loading doors
- 35 m secure yard
- 29 car parking spaces
- Lightly refurbished and ready for immediate occupation

**Description**

The property is a modern detached industrial / warehouse unit of part brick part metal clad construction, benefitting from a secure yard open plan offices / staff welfare facilities.

**Location**

Yorks Park is a well established and recognised industrial estate situated approximately ¾ mile southwest of Dudley, just off Blowers Green Road (B4177) which leads to the A461 Duncan Edwards Way at Cinderbank Island. Junction 2 of the M5 Motorway is approximately 5 miles to the east via A4123 and provides direct access to the wider Midlands motorway network.

**Accommodation**

| Name | sq ft | sq m |
|---|---|---|
| Ground - Warehouse and GF Offices | 21,802 | 2,025.47 |
| 1st - First Floor Offices | 1,256 | 116.69 |
| **Total** | **23,058** | **2,142.16** |

**Specifications**

8m haunch height
2 level access loading doors
Open plan office accommodation and canteen facility.
35m secure yard
29 car parking spaces

**Terms**

The property is available by way of assignment or sublease until 29th April 2029. New lease terms may be available from the Landlord.

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