

An aerial photograph of an industrial yard. A red outline marks a specific area within the yard, which contains several large industrial buildings and numerous parked vehicles, including cars and trucks. A red location pin is placed on the roof of one of the buildings within the outlined area. The yard is bordered by a road on the left and a railway track on the right.

FOR SALE

Yard With Offices & Workshop
Site Area 0.9 Acres

12 Peartree Lane,
Dudley, DY2 0UX



12 PEARTREE LANE, DUDLEY



12 Peartree Lane, Dudley, DY2 0UX



A well located and secure haulage yard with offices and workshop.

- 0.9 acre site area
- Offices of 1,396 sq ft
- Workshop unit 3,862 sq ft
- Fully surfaced
- Secure boundaries
- Well located in an established employment zone



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Yard with workshop and offices

Location

Peartree Lane benefits from excellent accessibility, providing a link to the A4036 and Duncan Edwards Way, being situated in close proximity to the Merry Hill Shopping Centre, Dudley town centre and within easy access of Junction 2 of the M5 Motorway.

Description

The premises provides a surfaced yard with workshop and offices.

The office is single storey prefabricated construction, being of a high quality specification, electric wall mounted heaters, uPVC double glazed windows and doors, painted plaster walls and a combination of laminate and carpet tiled flooring.

The workshop provides works offices, WC's and canteen, with the main workshop area having an eaves height of 5.27 metres, with two roller shutter door access points, whilst benefiting from high bay lighting and a vehicle inspection pit approximately 1.2 metres deep. The premises is of light steel truss construction with double skin insulated profile metal sheet roof.

Externally, the premises benefits from significant areas of external storage space in a combination of concrete and tarmac surfacing.

The site is fully secured and benefits from two gated access points.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Offices	129.68	1,396
Ground	Workshop/Stores/Offices	358.79	3,862

Site Area

Approximately 0.36 hectares / 0.9 acres.

Purchase Price

£750,000 exclusive of VAT for the freehold interest, subject to contract.

Business Rates

Rateable Value £19,750

2021/2022 Rates Payable 49.9p in the £.

Services

We understand that all usual mains services are available and connected to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

An EPC has been commissioned and will be provided on receipt.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting/sale.

Anti Money Laundering

The successful tenant/purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant/purchaser should satisfy themselves independently as to VAT in respect of this transaction.

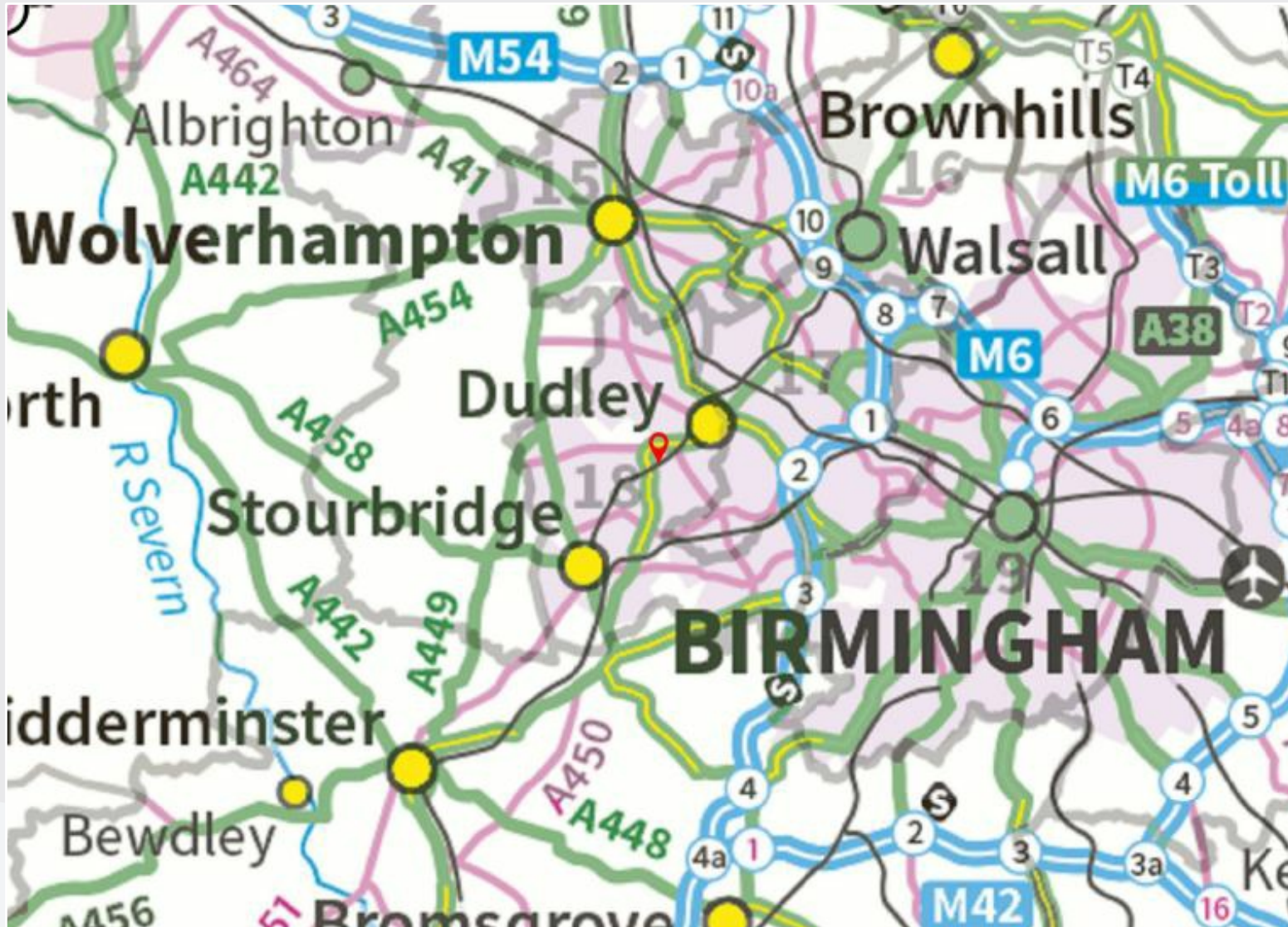
Viewings

Strictly by prior arrangement with the agent.





Licence Number - 100022432 - Not to Scale

12 PEARTREE LANE, DUDLEY



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 **Approximate Travel Distances**

 **Locations**


- Birmingham 10.3 miles
- Dudley 2.3 miles
- Merry Hill Centre 1.3 miles

Sat Nav Post Code

- DY2 0UX

 **Nearest station**

- Cradley Heath 2.6 miles

 **Nearest Airports**

- Birmingham Int 26.7 miles



Please Note

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Particulars dated September 2021. Photographs dated December 2020.

