



UNIT 2, BLOCK A, CRACKLEY WAY, PEARTREE LANE,  
DUDLEY, DY2 0UW

**TO LET**  
INDUSTRIAL/WAREHOUSE  
UNIT

**SIZE**  
2,377 sq.ft. (220.8 sq.m.)

**TO LET**  
£18,500 PAX

**Lease Terms**  
Available by way of a new FRI lease  
with a term and rent review pattern to  
be agreed.

Refurbished warehouse unit

3 Phase power supply

Small internal office and ancillary  
area

Prominent Black Country location

## Location

The unit is located on Crackley Way, which is accessed off Peartree Lane which provides access to Pedmore Road (A4036) to the West and Cinderbank (A459) to the North East. Access to J2 of the M5 is c. 5 miles to the east via Dudley Southern Bypass. Dudley Town Centre is approximately 1 mile to the North East and Birmingham is c. 12 miles to the east.

## Description

The unit is of steel portal frame construction with brick and metal clad elevations beneath a pitched roof. The unit benefits from a small office, toilet and ancillary area.

The unit boasts contemporary refurbished warehouse space of the following specification:

- 4.8 m to haunch
- 5.6 m to eaves
- 3 phase power supply
- LED lighting
- Manually operated roller shutter door
- Demised parking to the front

## Accommodation

GIA 2,377 sq ft (220.8 sq m)

*N.B. The area quoted above is to include the small office, toilet and ancillary area.*

## Terms

To let - £18,500 pax.

## Rating Assessment

Rateable value - £13,250

U.B.R.: 51.2p in the £ (2023/2024)

## Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

## Energy Performance Certificate

EPC rating – C74.

Certificate Available Upon Request

## V.A.T.

V.A.T. is payable on the rent.

## Viewing

Contact – Michael Johnson and Co.

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