



**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

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

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](#)

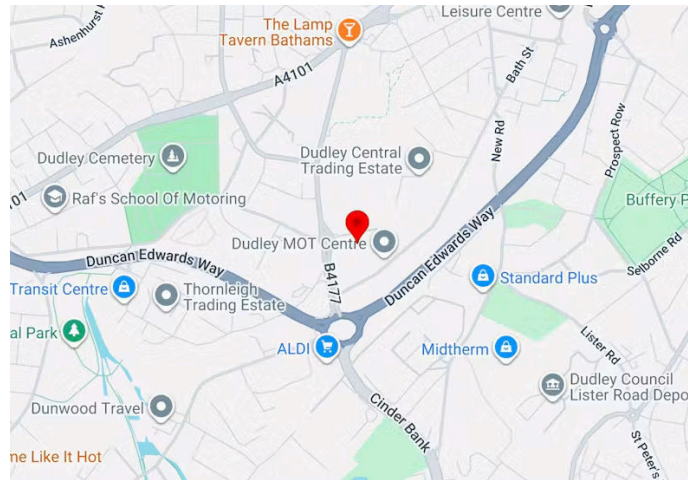
Contact & Viewings



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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.

