



hexagonTM
commercial property



- PLANNING SUBMITTED FOR TWO NEW BUILD UNITS
- AMPLE CAR PARKING ON-SITE
- 45-50M DEEP SERVICE YARD
- ANCILLARY OFFICE ACCOMMODATION

INDUSTRIAL

144,453 SqFt (13,420 SqM)

POA

Pear tree Works, Dudley, DY2 0RP

TO LET



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Description

Full planning has been submitted for two new industrial and logistics units totaling 144,453 sq ft. Unit 1 will provide 59,202 sq ft with a 10m height to the underside of haunch, five dock level doors and one level access door, 5,920 sq ft of office accommodation, a 45m deep service yard, 59 car parking spaces, and EV charging for cars. Unit 2 will provide 85,251 sq ft GIA with a 12.5m height to the underside of haunch, ten dock level doors and two level access doors, 6,458 sq ft of office accommodation, a 50m deep service yard, 122 car parking spaces, and EV charging for cars.

Location

The site prominently abuts the A4036 (Pedmore Road) with over 20,000 daily vehicle movements and has additional access from Peartree Lane. Dudley is a large industrialised market town and the administrative centre of the West Midlands, approximately 13 miles west of central Birmingham. The property is located in a prominent position on the east side of the busy A4036, in a predominantly industrial area. The M5 motorway is 5 miles to the east. Nearby occupiers include Jewson, Travis Perkins, Screwfix, SIG and SSE Pipefittings amongst others.

Accommodation

Unit 1 - 59,202 Sq Ft

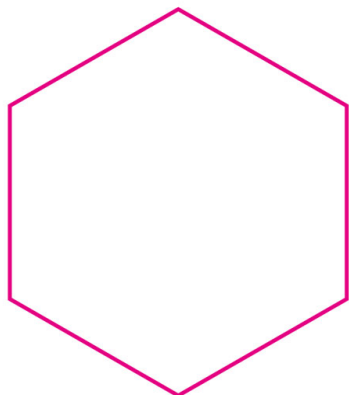
Unit 2 - 85,251 Sq Ft

Rates

TBC

Terms

A new lease is available on terms to be agreed.



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info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

**5 Heath Lane
Oldswinford
Stourbridge
West Midlands
DY8 1RF**

W3W///clock.port.smiles



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