

OFFICE TO LET

Woodside Industrial Estate, Unit 1, Dudley, Dudley, DY2 0RL



 **RENT** £333,195 PA / £5 PSF

 **SIZE** 60581 Sq Ft / 5,628.1 SQM

 **FLOOR(S)** Ground

 **AVAILABLE** Immediately



CONTACT

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- 12 Dock level access doors
- Fitted offices
- Ground floor
Showroom/reception
- LED warehouse lighting
- To be refurbish
- Self-contained building

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LOCATION

The property is located on the Woodside Industrial Estate, which lies approximately 2 miles to the southwest of Dudley Town Centre and 0.5 miles north of the Merry Hill Shopping Centre. The property is accessed from the A4036 Pedmore Road, which provides access to the Merry Hill Centre. The nearby A461 Dudley Southern By-Pass links to the A4123 Wolverhampton Road and onto Junction 2 M6, which lies approximately 7 miles to the east and Junction 2 of the M6, providing access to the M42, M40 and M1 motorway network.

DESCRIPTION

The building comprises a main warehouse with multiple dock level loading, office accommodation and associated external loading yard and car parking. The warehouse is of steel portal frame construction having brick/block walls surmounted by profile metal sheet cladding beneath profile metal sheet clad roof incorporating translucent rooflights. The warehouse has a concrete floor throughout. The has an eaves height of approximately 3.92m with apex to 6m. The warehouse is lit throughout with LED lighting and includes works canteen and toilets. Access to the warehouse is via 10 conventional dock loading doors with 2 smaller dock doors being located at the gable end and side of the building. The rear yard and the shared access road are tarmac with car parking located to the front and side of the building. The 2 storey block at the front of the unit provides ground floor reception, leading to a large showroom area and board/room/office, which are accessed via stairs or lift, provide a mix of open and partitioned offices having a gas fired central heating radiators, lighting and are decorated throughout. Staff kitchen and toilets are located on both ground and first floor.

TRANSPORT LINKS

AMENITIES

- Car Parking
- Use Class 'E'
- Yard Space

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

EPC

C (51 - 75)

71 : This property

These details were updated on 19/11/2025

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