

 DY2 9SA

# INDUSTRIAL

Primrose Hill Trading Estate, Cradley Road,  
Netherton, Dudley DY2 9SA

  
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# INDUSTRIAL



- ESTABLISHED LOCATION
- FLEXIBLE LEASES
- COMPETITIVE RENTS
- IMMEDIATE OCCUPATION
- RENT INCENTIVES AVAILABLE
- 3 PHASE ELECTRICITY
- PURPOSE BUILT OFFICE
- GATED SITE
- EXTERNALLY MONITORED CCTV



 INDUSTRIAL

**TO LET**

SIZES FROM

**1,677 - 3,130 SQ FT**  
(155.8 - 290.7 SQ M)

Over 200 locations throughout the Midlands and the North

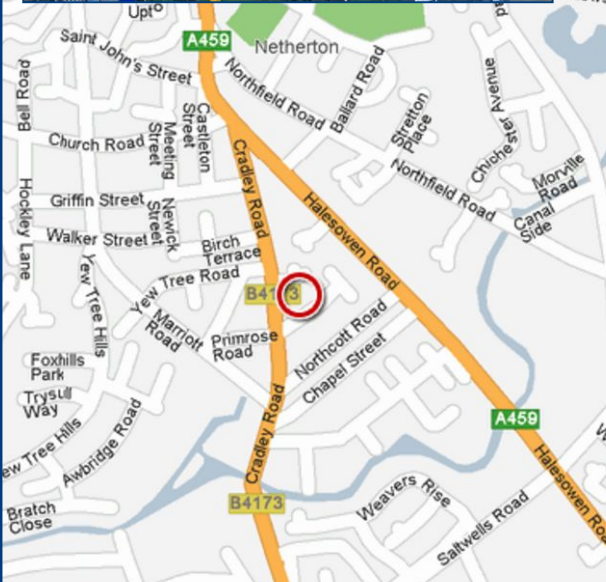
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## Location

The Estate is situated between Netherton and Cradley Heath both of which lie South West of Dudley and West of central Birmingham. The Estate can be accessed via Cradley Road (B4173) from the South or Halesowen Road (A459) from the North.



## Description

The property comprises 21 purpose built industrial units arranged in 4 blocks, ranging in size from 1,677 sq ft to 3,130 sq ft.

The self contained units have brick elevations and are covered by mono-pitched roofs with electric roller shutter door and separate personnel door leading to office and toilet accommodation.

## Terms

Units are available to let on new flexible 3 year leases incorporating annual break options.

There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

## Availability

Details of available units and rents are shown on the accompanying schedule. All rents and other outgoings will be subject to VAT.

## Viewing and Further Information

For viewing and further information, please contact **Dawn Webster on 0121 523 2929**.

SUBJECT TO CONTRACT

## INDUSTRIAL

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**Whittle Jones - Midlands**

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