

 DY5 2YX

INDUSTRIAL

Two Woods Trading Estate, Talbots Lane,
Brierley Hill, DY5 2YX


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INDUSTRIAL



- ESTABLISHED LOCATION
- FLEXIBLE LEASES
- COMPETITIVE RENTS
- IMMEDIATE OCCUPATION
- RENT INCENTIVES AVAILABLE
- 3 PHASE ELECTRICITY
- PURPOSE BUILT OFFICE
- EAVES HEIGHT 3.80M
- HEIGHT TO HAUNCH 5.74M



 INDUSTRIAL

TO LET

SIZES FROM

1,664 - 1,681 SQ FT
(154.6 - 156.2 SQ M)

Over 200 locations throughout the Midlands and the North

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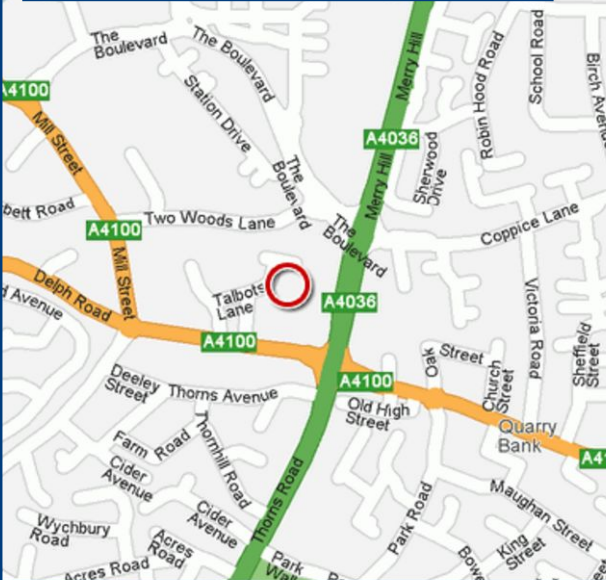
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Location

Two Woods Trading Estate is located in Brierley Hill which lies to the South West of Dudley. The Estate benefits from a central location within easy access of Merry Hill shopping centre.

The Estate is located off the A4100 on Talbots Lane.



Description

The property comprises 10 purpose built industrial units arranged on 3 blocks, ranging in size from 1,664 sq ft (154.6 sq m) to 1,681 sq ft (156.2 sq m).

The self contained units are of steel portal frame construction with concrete floors and a mono-pitched roof. There is a separate personnel entrance 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

The Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA
t +44 (0)121 523 2929 f +44 (0)121 523 6688