



**NORTHERN TRUST**  
WWW.NTPROPERTIES.CO.UK



# TO LET

## PRIMROSE HILL TRADING ESTATE

CRADLEY ROAD | NETHERTON | DY2 9SA

### INDUSTRIAL UNITS

1,663 - 3,126 SQ FT

### KEY FEATURES

- Good Transport Links
- On-Site Parking
- Three-Phase Electricity
- Established Location
- 24/7 Access
- Nearby Amenities



### CONTACT US:

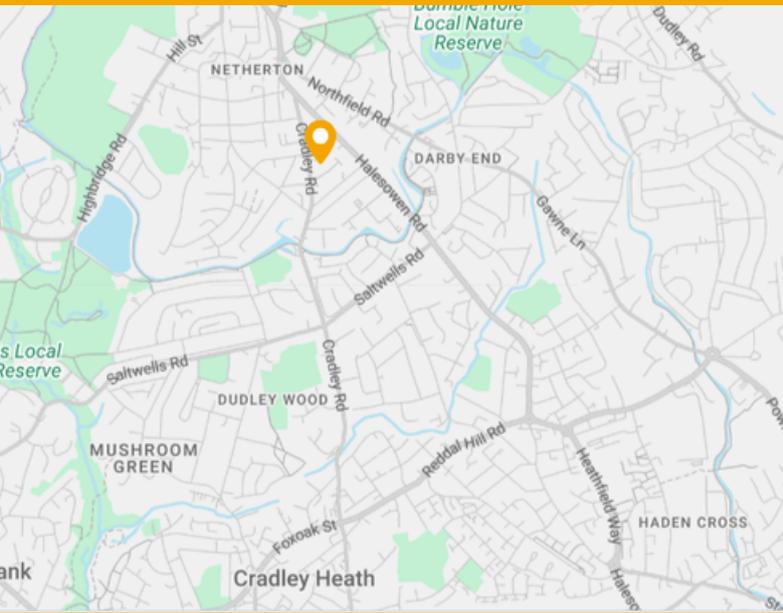
 01543 478900

 [www.ntproperties.co.uk](http://www.ntproperties.co.uk)

 [midlands@northerntrust.co.uk](mailto:midlands@northerntrust.co.uk)

# PRIMROSE HILL TRADING ESTATE

CRADLEY ROAD | NETHERTON | DY2 9SA



## LOCATION

Primrose Hill Trading Estate is situated between Netherton and Cradley Heath, south-west of Dudley and west of Central Birmingham. The estate is positioned approximately 500m south of the A459 at its junction with the B4173 Cradley Road, with Northcott Road bordering the property to the south-east. The A459 provides access northwards to the Dudley Southern By-Pass and southwards via the A456 Manor Way, leading directly to Junction 3 of the M5 motorway approximately three miles away, which in turn provides access to the wider West Midlands motorway network.

The estate is conveniently located near a range of amenities, including local shops, services, and leisure facilities. Merry Hill Shopping Centre is less than 10 minutes' drive away, offering an extensive selection of retail outlets, restaurants, and entertainment options, making the location ideal for staff and visitors

## MODERN INDUSTRIAL UNITS 1,663 - 3,126 SQ FT

### DESCRIPTION

Primrose Hill Trading Estate comprises 21 single-storey workshop and industrial units arranged across four blocks. Each unit benefits from an ancillary office to the front and is constructed of steel portal frame with brick elevations surmounted by mono-pitched clad roofs. All units feature roller shutter doors, sealed concrete floors, painted block walls, and translucent roof panels covering approximately 15% of the roof area, providing natural light to the workspace. Externally, the estate is secured with steel palisade fencing and a gated entrance from Cradley Road. Generous parking and circulation space allows ease of access for vehicles and deliveries.

### KEY FEATURES

- Gated site with monitored CCTV
- Three-phase electricity supply
- Ancillary office space to each unit
- Roller shutter doors
- Close to Netherton and Cradley Heath Town Centres
- Three miles from Junction 3 of the M5 motorway
- Popular location



### EPC

A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



**BUSINESS UNITS TO LET ACROSS THE UK**

Follow us on

