



TO LET

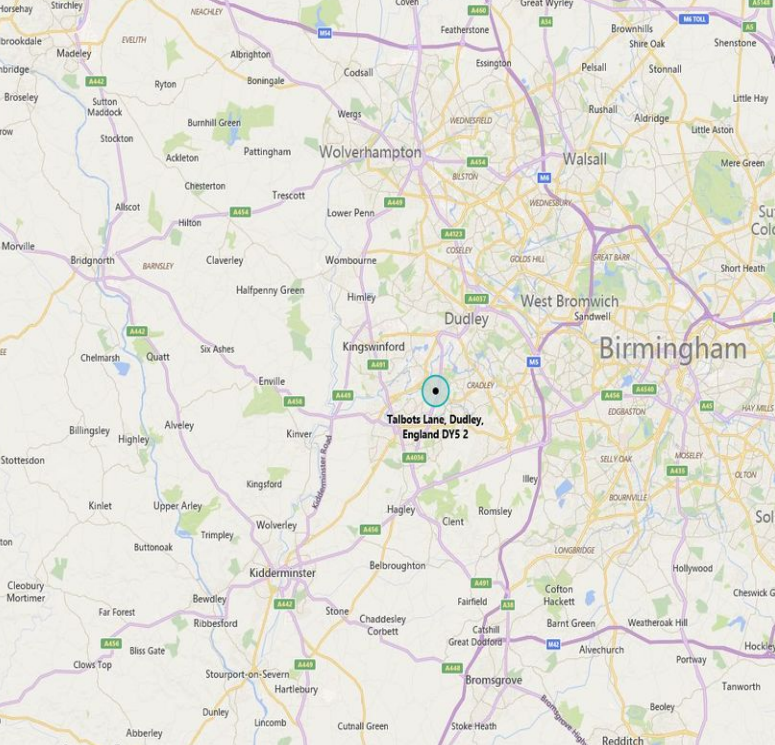
Two Woods Trading Estate

Talbots Lane, Brierley Hill DY5 2YX



- Established location
- 3 phase electricity
- Purpose built office
- Eaves height 4.5m
- Flexible Terms
- Immediate occupation

WORKSHOP / INDUSTRIAL UNITS
1,664 - 1,681 sq ft 154.6 - 156.2 sq m



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Brierley Hill Town Centre	0.8	5	Car
Merry Hill shopping centre	1.7	7	Car
M5 Junction 2	6.1	30	Car

Source: theAA.com

Two Woods Trading Estate

Talbots Lane, Brierley Hill



DESCRIPTION

The property comprises 10 purpose built industrial units arranged in 2 blocks, ranging in size from 1,664 sq ft to 1,681 sq ft (154.6 - 156.2 sq m).

SPECIFICATION

- Self contained units
- Steel portal frame construction
- Mono-pitched roof
- Level loading bays
- Electric roller shutters to warehouse
- Roller shutter height 3.8m
- Separate personnel entrance
- Purpose built office
- Male & female toilets

EPC

Details regarding the EPC's can be found on the accompanying schedule.

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 on Talbots Lane, close to the junction of the A4100 Mount Pleasant and the A4036 Thornes Road. Cradley Heath railway station is less than 1 mile from the site.

TERMS

Units are available to let on flexible terms of 3 years incorporating annual break options. There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

VIEWING / FURTHER INFO

For further information or to arrange to view the units please call **0121 523 2929**.



Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

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