



**TO LET**

## **Primrose Hill Trading Estate**

**Cradley Road  
Netherton  
Dudley  
DY2 9SA**



- **Established Location**
- **3 Phase Electricity**
- **Gated Site with Monitored CCTV**
- **Flexible Terms**
- **Immediate Occupation**
- **Roller Shutter to workshop**

**WORKSHOP / INDUSTRIAL UNITS**

**1,677 - 3,130 sqft (156 - 291 sqm)**



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## TRAVEL DISTANCE

Junction 2, M5	4	14	By Car
Dudley Port Train Station	3.4	13	By Car
Source: theAA.com			

# Primrose Hill Trading Estate

Cradley Road, Netherton, Dudley



## DESCRIPTION

The Estate comprises of 21 purpose built industrial units arranged over four terraces. Arranging in sizes from 1,677 to 3,130 sqft. Each unit has a roller shutter and a separate personnel door leading to the toilets and offices.

## SPECIFICATION

- Self Contained
- Brick Elevation
- Mono-pitched roof
- Concrete floors
- Three Phase Power Supply
- Parking to front of units

## EPC

A copy of the EPC for each unit is available on request

## 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.

Junction 2 of the M5 is 4 miles away travelling Northbound and Junction 3 of the M5 is 5.2 miles away heading Southbound.

## TERMS

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

## VIEWING / FURTHER INFO

For viewings or further information, please do not hesitate to contact us on 01543 478900.



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