



**TO LET**

## **PRIMROSE HILL TRADING ESTATE**

**CRADLEY ROAD, NETHERTON, DUDLEY, DY2 9SA**

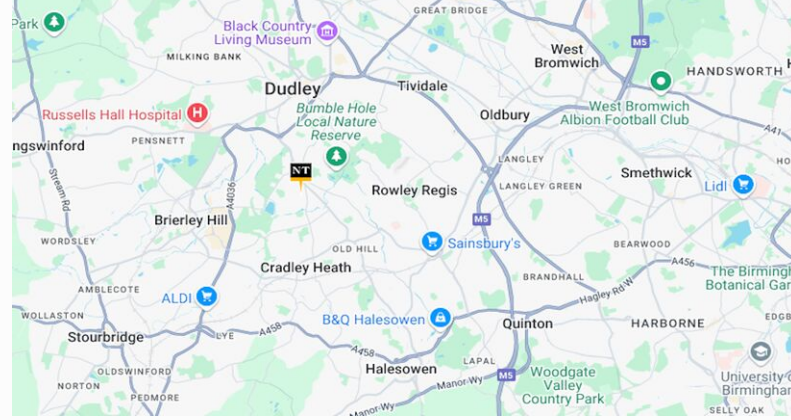


- **Established Location**
- **Integrated Office Space**
- **3 Phase Electricity**
- **Secure Gated Site With CCTV Coverage**
- **Flexible Terms**
- **Roller shutter to workshop**



**NORTHERN TRUST**  
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**WORKSHOP / INDUSTRIAL UNITS**  
**1,677 - 3,130 SQ FT (156 - 291 SQ M)**



## TRAVEL DISTANCE

| Location                    | Miles | Minutes | Transport |
|-----------------------------|-------|---------|-----------|
| Dudley Port Train Station   | 3.4   | 13      | Car       |
| Junction 2, M5              | 4     | 14      | Car       |
| Cradley Heath Train Station | 1.5   | 5       | Car       |

Source: theAA.com

# PRIMROSE HILL TRADING ESTATE

CRADLEY ROAD, NETHERTON, DUDLEY



## DESCRIPTION

Primrose Hill Trading Estate comprises 21 single storey workshop/industrial units arranged in 4 blocks. Each unit benefits from an ancillary office to the front with kitchenette facilities; and the units are constructed of steel portal frame with brick elevations surmounted by mono-pitched clad roofs. Each unit benefits from an electrically operated roller shutter door.

Externally, the site is surrounded by steel palisade fencing, with a gated entrance from Cradley Road. The estate offers good parking and circulation space.

## KEY FEATURES

- Self Contained
- Integrated Office
- Brick Elevation
- Mono-Pitched Roof
- Concrete Floors
- Three Phase Power Supply
- On-Site Parking

## EPC

Copies of individual certificates are available upon request.

## LOCATION

Primrose Hill Trading Estate is situated between Netherton and Cradley Heath both of which lie South West of Dudley and West of Central Birmingham. The estate is located approximately 500m south of the A459's junction with the B4173 Cradley Road, which borders the property to the north and south respectively. The estate benefits from a range of nearby amenities and the intu Merry Hill Shopping Centre is less than a 10 minutes drive away with its array of retail outlets and eateries.

## TERMS

There are a range of flexible leasing options available. For further details, please don't hesitate to get in touch with us.

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



Centrix@Keys Business Village • Keys Park Road • Cannock • WS12 2HA

midlands@northerntrust.co.uk

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