



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



# TO LET

## TWO WOODS TRADING ESTATE

TALBOTS LANE | BRIERLEY HILL | DY5 2YX

### INDUSTRIAL UNITS

1,664 - 1,681 SQ FT

#### KEY FEATURES

- Excellent Transport Links
- On-Site Parking
- Eaves Height of 4.5m
- Well Established Location
- 24/7 Access
- Immediate Occupation



### CONTACT US:



01543 478900



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



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

# TWO WOODS TRADING ESTATE

TALBOTS LANE | BRIERLEY HILL | DY5 2YX

## LOCATION

Two Woods Trading Estate is strategically located in Talbots Lane, Brierley Hill, within the Dudley Metropolitan Borough of the West Midlands. The estate lies approximately 2.5 miles south of Dudley Town Centre and two miles north of Stourbridge. It benefits from excellent connectivity via the A461 and A4036, Merry Hill Road. There is excellent access to the regional and national road network. Junction 2 of the M5 motorway is just over five miles away, providing links to Birmingham, Worcester and beyond.

The surrounding area offers a wealth of local amenities. The Merry Hill Shopping Centre is less than a five-minute drive away. Birmingham City Centre is approximately 40 minutes by car or train.

## MODERN INDUSTRIAL UNITS 1,664 - 1,681 SQ FT

### DESCRIPTION

Two Woods Trading Estate comprises ten modern, single-storey industrial and workshop units, arranged over two terraces within a well-maintained and landscaped site. There is ample car parking and good circulation space. Each unit is of steel portal frame construction with brick elevations. The pitched, double-skinned roofs incorporate translucent roof lights which create excellent levels of natural light. To the front of each unit is a dedicated office block with brick elevations beneath a flat roof, providing a professional entrance with separate personnel access. Internally, the units feature sealed concrete floors, painted block walls, and a clear eaves height of 4.5m.

### KEY FEATURES

- Fully refurbished units to a high standard
- Integrated office accommodation included
- Electrically operated roller shutter doors to warehouse
- Level loading bays for easy vehicle access
- Flexible layouts to suit a variety of occupiers
- Attractively landscaped site with ample parking
- Three-phase electricity
- Excellent amenities within Brierley Hill and Stourbridge
- Good public transport links to Dudley, Stourbridge and Birmingham
- Access to the motorway network via M5 and the A456



### 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



MISREPRESENTATION ACT: Northern Trust on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by Northern Trust has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. Designed by Northern Trust Company Limited. September 2025.