

Hurst Business Park

Dudley DY5 1UT

Warehouse | 15,268 ft²



Secure self contained yard



6m Eaves height

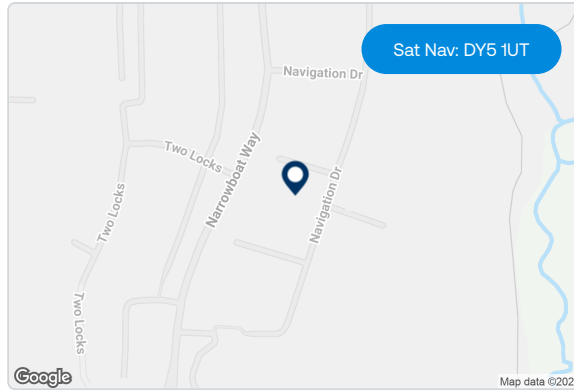


Three level loading docks

Available to Let



LastMileFirst | mileway.com



Description

A detached warehouse of steel portal frame construction, with part brick part profile clad elevations, beneath an insulated pitched roof incorporating roof lights. The warehouse benefits from concrete floor and multiple vehicle access points, leading to a self contained secure loading area with concrete surface. Internally, there is office accommodation with a kitchenette and WC facilities.

Further information

EPC Rating
C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Location

Hurst Business Park is approximately 3 miles south of Dudley town centre, located in a prominent industrial location. Junction 2 of the M5 approximately 5 miles to the east, providing access to the wider motorway network via the A461.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Units 1	Warehouse	15,268	Immediately	10,496
Total		15,268		

[Book a viewing](#)

Mileway

Liz Edgar
midlands@mileway.com
0121 368 1760



Max Shelley
max.shelley@bulleys.co.uk
07881 948908

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway