

To let

Space for business

INDUSTRIAL UNITS WITH LARGE SECURED YARD, DEDICATED PARKING SPACES, EAVES HEIGHT OF 5.4 M, AND OFFICE SPACE
19,500 – 40,000 sq ft (1,810 – 3,710 sq m)



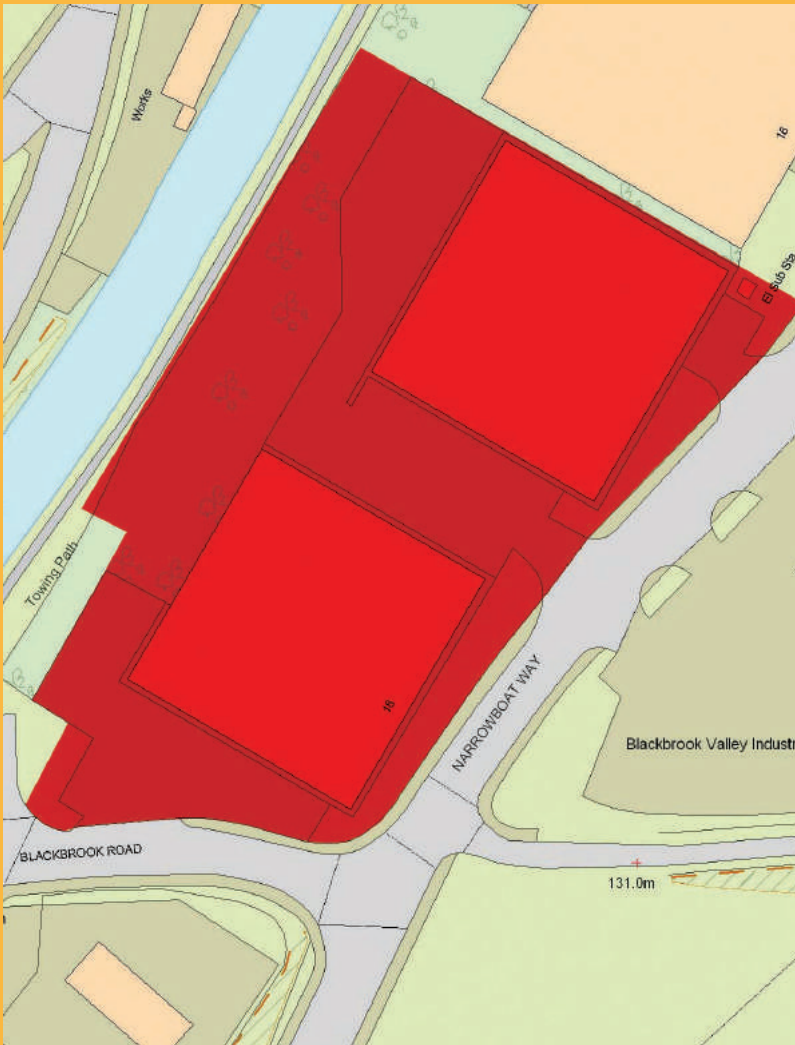
Units 17 & 18 Narrowboat Way

Blackbrook Valley Industrial Estate
Dudley DY2 0XQ



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High value, low cost, flexible business space to let throughout the UK



Description

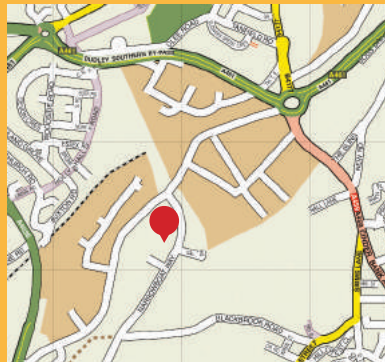
Units 17 and 18 Narrowboat Way offer two self contained warehouses with a large shared secure yard. Both units benefit from works offices and W.C. Units are constructed with brick and block elevations and a concrete floor. The profile clad roof is insulated and lined and incorporates intermittent translucent roof lights with sodium and fluorescent lighting. Vehicle access is via two electrically operated roller shutter doors. The doors measure approximately 14' 1" high x 13' 1" wide (4.2m high x 3.9m wide). The minimum eaves height is approximately 13' 10" (3.9m) rising to 18' 11" (5.4m) at the centre. Each unit has their own separate front loading area and car parking. A shared loading area and further car parking separates the two warehouses. In addition Unit 17 has a further secure rear yard area and additional first floor office accommodation.

Location and Access

The units are situated on Blackbrook Valley Industrial Estate, which is a well established industrial and warehousing location. Blackbrook Valley Industrial Estate is located on Narrowboat Way which has access to the A4036 Pedmore Road and Peartree Lane which gives access to the A461 Dudley Southern By-pass. Junction 2 of the M5 Motorway is approximately 6 miles distant providing access to the wider Black Country area and national Motorway network.

Unit Size

		Sq ft	Sq m
Unit 17	Ground floor	19,500	1,810
	First floor (office)	1,000	95
	mezzanine	3,500	325
Total	(excluding mezzanine)	20,500	1,905
Unit 18	Ground floor	19,500	1,810



Features and Benefits

- Established industrial location
- Secured yard with loading facilities
- Maximum eaves height of 5.4m
- Electric roller shutter doors
- Dedicated external loading area
- Dedicated car parking
- Ancillary offices.

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. May 2011.

The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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