



UNIT 3, THORNLEIGH TRADING ESTATE,  
DUDLEY, DY2 8UB

**TO LET**  
INDUSTRIAL/WAREHOUSE  
UNIT

**SIZE**  
5,311 sq.ft. (493.4 sq.m.)

**TO LET**  
£25,000 PAX (REDUCED RENT)

**LEASE TERMS**  
Available by way of a new FRI lease  
with a term and rent review pattern to  
be agreed.

Refurbished warehouse unit

Secure gated access

Sufficient car parking

Prominent Black Country location

Approx. 3 metre eaves height

## Location

The premises are situated in a prominent position off the Dudley Southern By-Pass which links the Birmingham Road (A4123) and M5 motorway, Junction 2 of the M5 is situated approximately 4.5 miles to the south east.

## Description

The estate has been refurbished in recent years and all units benefit from the following specification:

- 3 phase power supply
- Secure gated access
- CCTV

Unit 3 itself has a steel roller shutter door to the front of the premises that leads in to the shared estate area. The unit benefits from an approx. height to eaves of 3 metres and has ample on site car parking.

## Accommodation

GIA 5,311 sq ft (493.4 sq m)

## Terms

To let - £25,000 pax.

## Rating Assessment

Rateable value - £15,000

U.B.R.: 51.2p in the £ (2023/2024)

## Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

## Energy Performance Certificate

Please contact the agent for further details.

## V.A.T.

V.A.T. is payable on the rent.

## Viewing

Contact – Michael Johnson and Co.

Tom Johnson

01384 395 323

07794 784 370

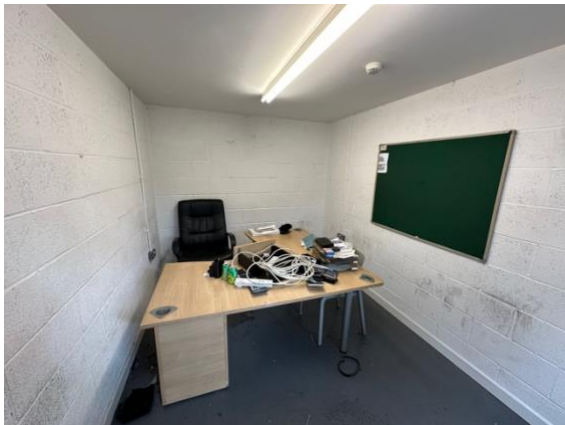
[tom@michaeljohnsonandco.com](mailto:tom@michaeljohnsonandco.com)

Michael Johnson

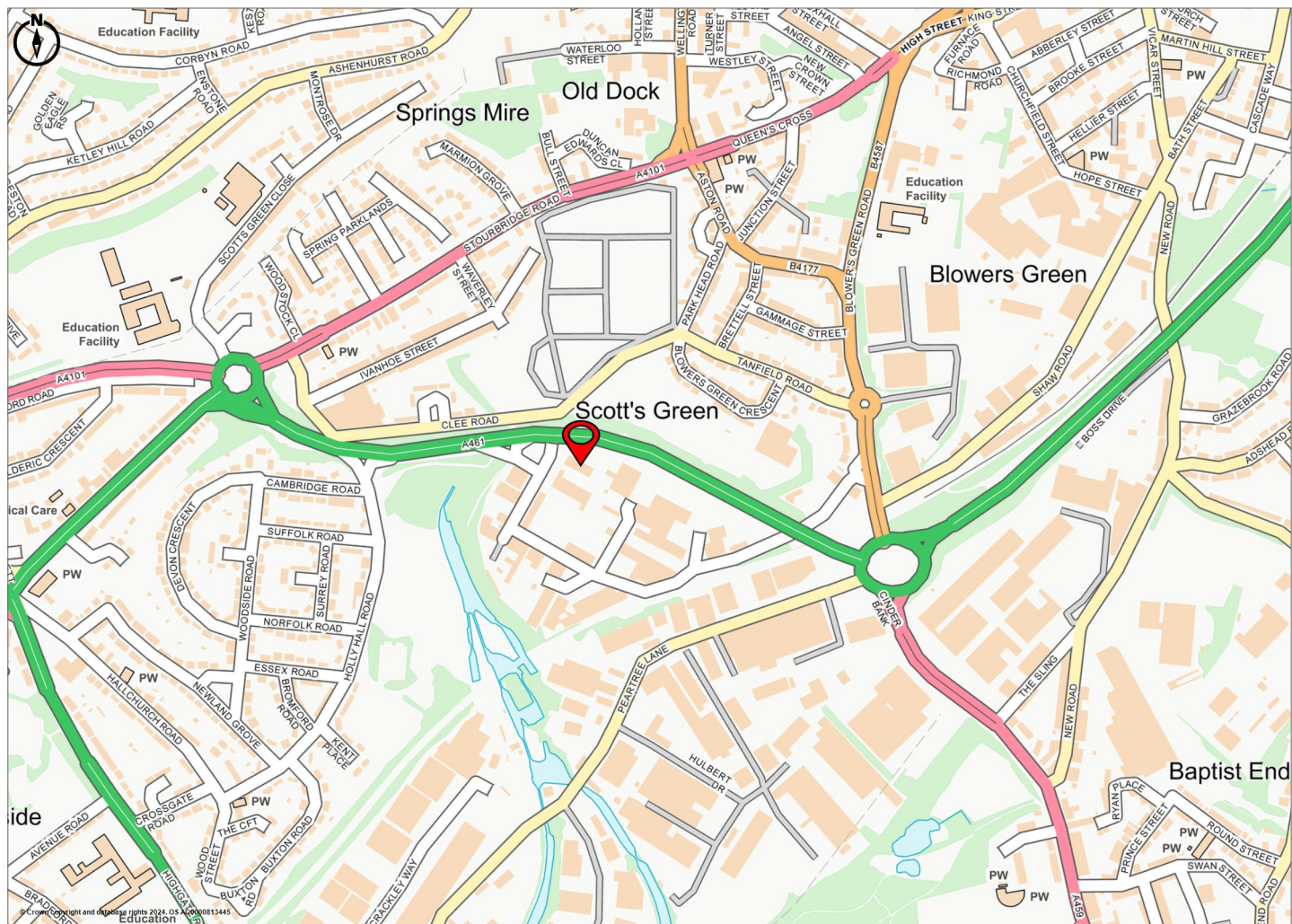
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**Promap**

● LANDMARK INFORMATION

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Plotted Scale - 1:10000. Paper Size – A4