



UNIT 13 PEDMORE ROAD INDUSTRIAL ESTATE, PEDMORE  
ROAD, BRIERLEY HILL, DY5 1TJ

**TO LET**

INDUSTRIAL / WAREHOUSE  
UNIT

**SIZE**

5,350 SQ FT (497 SQ M)

**TO LET**

£30,000 PER ANNUM  
(REDUCED RENT)

Modern industrial building benefitting  
from a light refurbishment

Prominent location in the heart of the  
Black Country conurbation

Parking and loading to the front

Close to Merry Hill shopping centre

## Location

The premises is located on The Pedmore Road Industrial Estate, with Merry Hill Shopping Centre located less than half a mile to the south. The M5 motorway, Junctions 2 & 3, are approximately 5.0 miles distance providing access to the Black Country and National Motorway network.

## Description

The property comprises a industrial/warehouse unit of steel portal frame construction with a corrugated asbestos roof incorporating translucent roof lights and solar panels. The unit benefits from internal offices, mezzanine (which can be removed if necessary), loading forecourt and car parking spaces to the front.

## Accommodation

Warehouse (Inc. ancillary office / toilet block)	5,350 sq ft (GIA)
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## To Let

£30,000 per annum excl.

## Rating Assessment

Rateable Value:	£28,250
U.B.R.:	51.2p in the £ (2023/2024)

## Lease Terms

Available by way of an FRI lease with a term & rent review pattern to be agreed.

## V.A.T.

The property is registered for VAT purposes.

## Fixtures, Fittings & Services

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

## Energy Performance Certificate

EPC rating – D95  
Certificate available upon request.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in the letting.

## Viewing

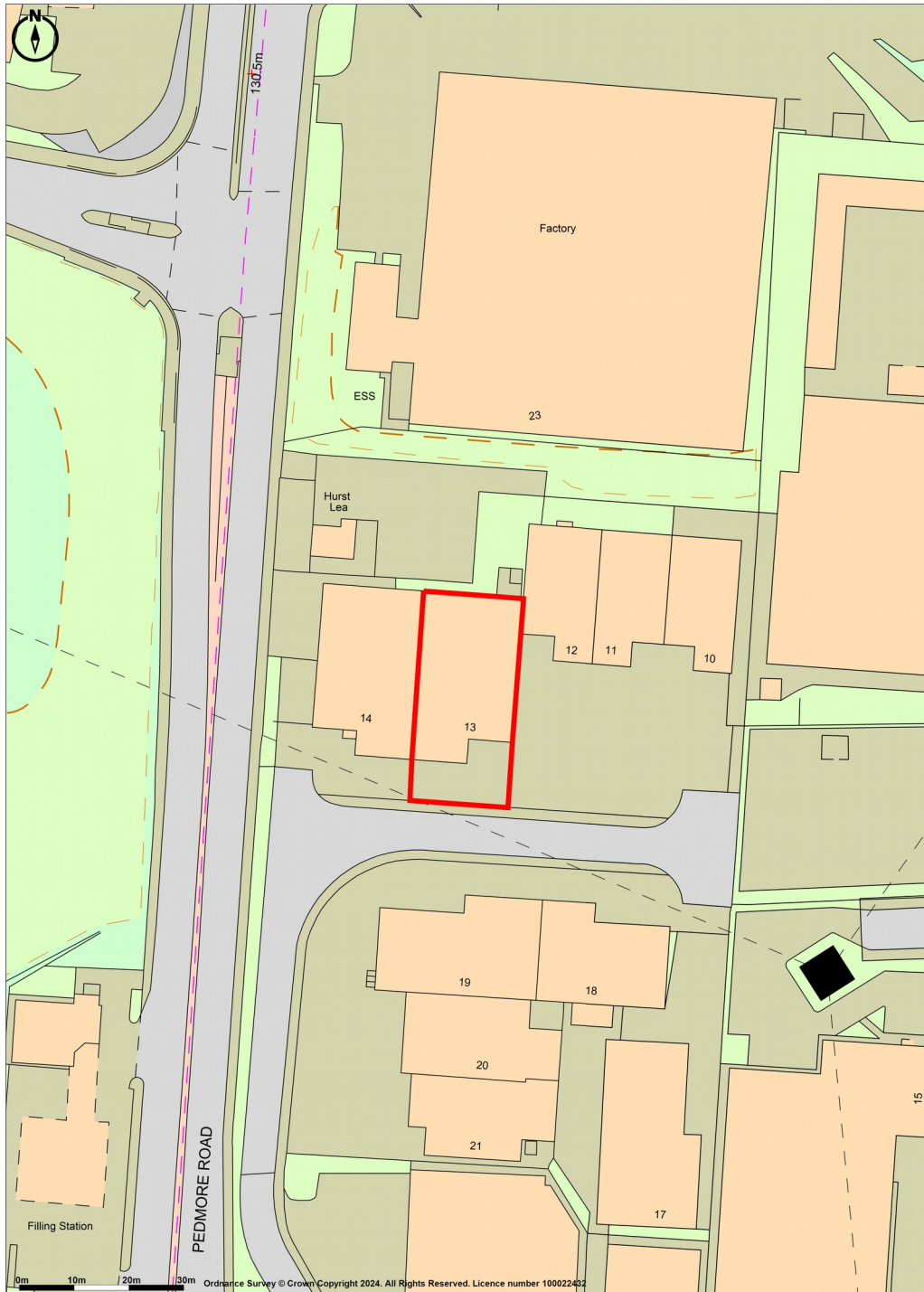
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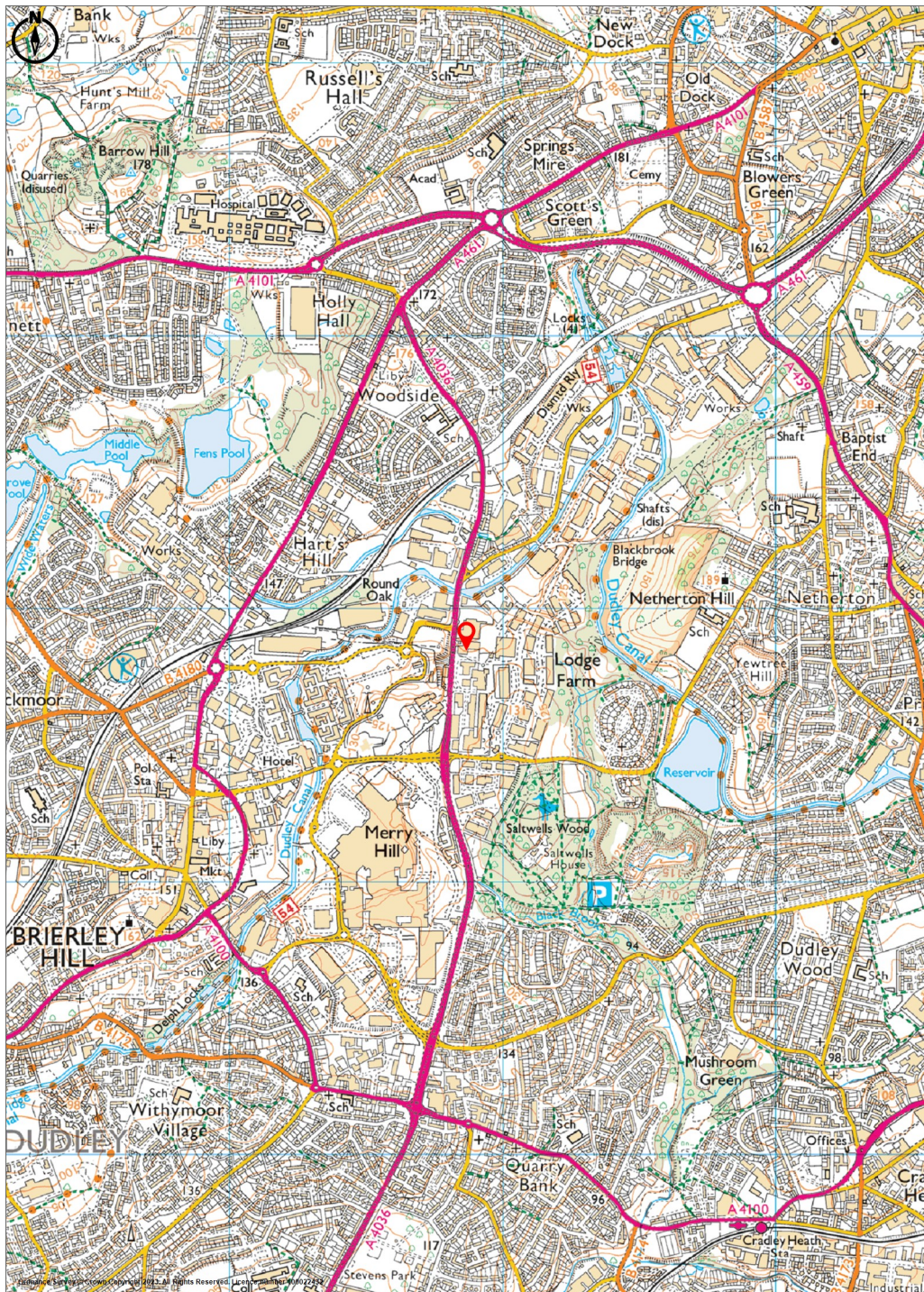
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**Promap**

● LANDMARK INFORMATION

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Plotted Scale - 1:25000. Paper Size – A4

