



# ENTERPRISE

TRADING ESTATE



TRADE/INDUSTRIAL/WAREHOUSE

| PEDMORE ROAD | BRIERLEY HILL | DY5 1TX |



Enterprise Trading Estate is accessed via Hurst Lane, off the A4036 Pedmore Road, in a prominent location immediately opposite the busy Merry Hill Shopping Centre with the regional town centres of Brierley Hill, Stourbridge and Dudley being close by.

Occupiers include national businesses such as Toolstation, Screwfix, Howdens and Euro Car Parts along with numerous local companies undertaking a variety of activities including trade counter, retail, storage and production.

The landlord, Mucklow, has recently completed a significant refurbishment programme which has seen all units decorated externally and new signage installed on the estate to provide a secure and attractive working environment with excellent parking provision. The units are available to let on new leases for a term of years to be agreed.







FOR VIEWING AND MORE INFORMATION



On behalf of



**MISREPRESENTATION CLAUSE.** The owners acting for themselves and for the vendors or lessors of this property whose joint agents they are give notice that: (i) The particulars are set out as a general outline for the guidance of the purchasers and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of the owners 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. (v) All plans and maps provided with the particulars are for identification purposes only. Jan 2017.



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### CURRENT AVAILABILITY

Unit Number	Size	Rent pa	Service Charge pa	Rateable Value	Rates Payable pa	EPC Band
Unit 4	2,426 sq ft	£16,500	£1,237	£15,000	£7,365	D – 74
Unit 8	1,867 sq ft	£12,136	£952	£11,750	£ Nil	D - 95
Unit 9	2,622 sq ft	£17,043	£1,337	£17,500	£8,593	C - 66
Unit 14 & 15	7,750 sq ft	£40,688	£3,953	£40,000	£19,640	C - 66
Unit 27	2,433 sq ft	£14,598	£1,241	TBC	TBC	C - 66
Unit 28	2,433 sq ft	£14,598	£1,241	TBC	TBC	C - 66
Unit 42	2,433 sq ft	£15,815	£1,241	£11,750	£ Nil	C - 67
Unit 48	5,729 sq ft	£30,077	£2,922	£33,250	£16,326	C - 73
Unit 49 * *can be combined*	4,862 sq ft	£25,526	£2,480	TBC	TBC	C - 60
Unit 50 *	4,803 sq ft	£25,216	£2,450	TBC	TBC	B - 35
Unit 51 *	4,803 sq ft	£25,216	£2,450	£22,500	£11,048	B - 35

Insurance for the building is covered under a block policy with Aviva paid by the landlord and under the terms of the lease to be reimbursed by the tenant.

Service Charge covers the common areas and maintenance of the estate and is currently £0.51 per square foot per annum, payable half yearly in advance to our managing agents, Cushman and Wakefield.

Businesses with a property with a rateable value of up to £12,000 will receive 100 percent relief, while those with a property with a rateable value of £12,000 to £15,000 will receive tapered relief.

For more information please contact Stuart Haydon on Telephone: 0121550 1841

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