



UNIT 5, CASTLE MILL



UNIT 5, CASTLE MILL



UNIT 5, CASTLE MILL

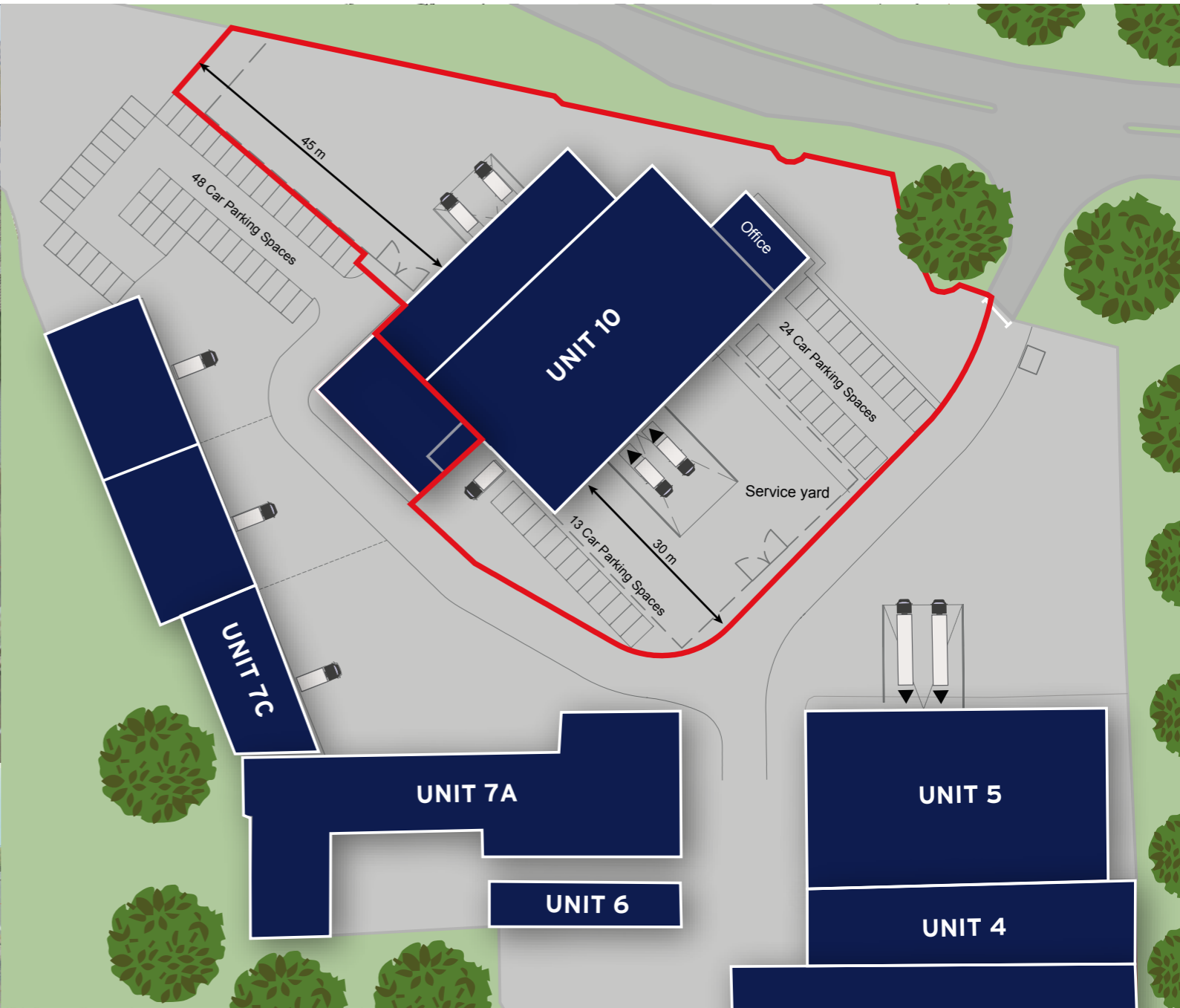
Refurbished Industrial/Warehouse 15,827 – 21,113 sq ft (1,470 – 1,961 sq m) **TO LET**

- Two large secure yards extending to 45m and 30m
- 5 level access loading doors
- New offices extending to 1,000 sq ft
- Unrivalled yard and car parking
- Under refurbishment to the specification of Units 4 and 5 Castle Mill to include a new insulated roof
- Excellent access to J2 M5 and J9 / J10 M6
- Prominently fronting the Birmingham New Road

DUDLEY

castle mill

UNIT 10 ■ BIRMINGHAM NEW ROAD ■ DUDLEY ■ DY1 4DA



TWO SECURE YARDS



EXCEPTIONAL POWER SUPPLY



THROUGH LOADING



5 ROLLER SHUTTER DOORS



REFURBISHED TOILETS



37 CAR PARKING SPACES



1,000 SQ FT OFFICES

Unit 10 will be a fully refurbished industrial warehouse unit prominently situated at the front of the estate of steel framed construction with brick/ profiled sheeted walls surmounted by a pitched, new insulated roof with an eaves height of 6.1m.

ACCOMMODATION

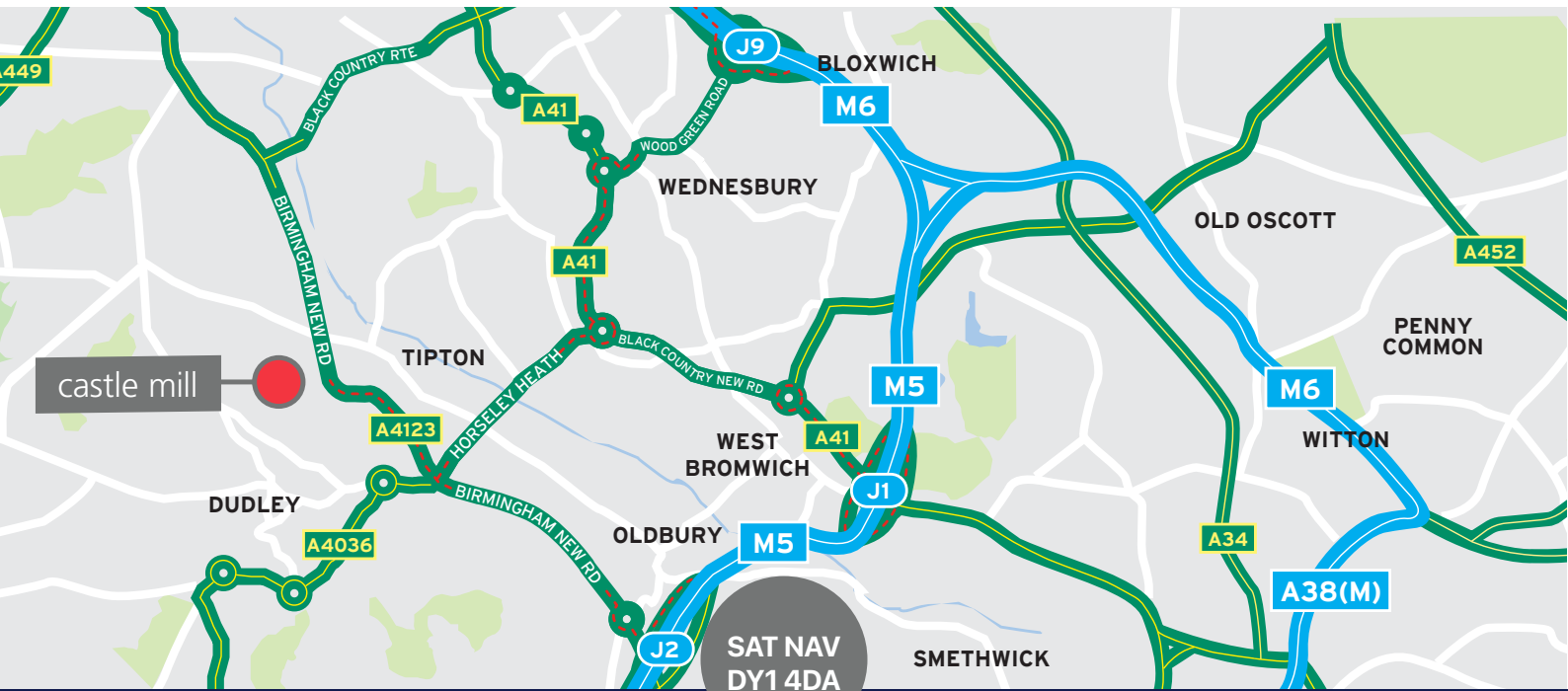
	sq ft	sq m
Unit 10	14,505	1,347
Unit 10b	5,286	491
New Offices	1,322	123
Total	21,113	1,961

DUDLEY

castle mill

UNIT 10 ■ BIRMINGHAM NEW ROAD ■ DUDLEY ■ DY1 4DA

CANMOOR



LOCATION

Castle Mill benefits from direct access to the A4123 Birmingham New Road and is situated just 4 miles from Junction 2 of the M5 and 5 miles from Junctions 9 and 10 of the M6 providing access to the wider motorway network.

DRIVE TIMES

Birmingham	10 miles
Wolverhampton	6 miles
J2 M5	3.5 miles
J9 M6	5 miles
J10 M6	6 miles

SERVICES

Mains water, drainage, three phase electricity and gas are all connected to the property.

TENURE

A new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon Application.

BUSINESS RATES

Unit 10	£39,250
Unit 10b	£14,750

EPC

D76 – 79 to be reassessed upon completion.

VIEWING

Strictly through joint sole agents.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the agent:



Neil Slade
neil.slade@harrislamb.com
07766 470 384

Alex Eagleton
alex.eagleton@harrislamb.com
07970 212 182



Max Shelley
max.shelley@bulleys.co.uk
07881 948 908

Noel Muscutt
noel.muscutt@bulleys.co.uk
07970 283 703