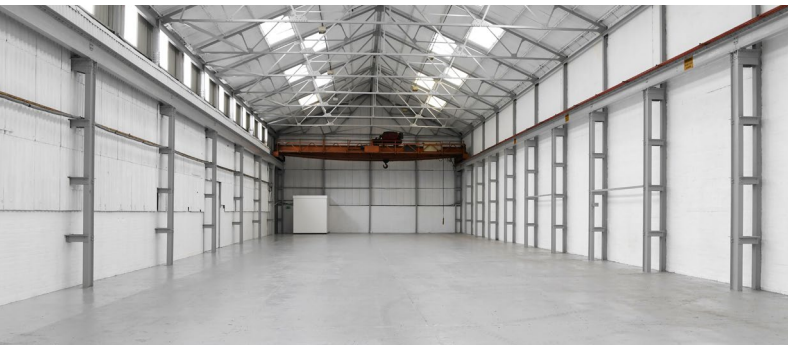


castle mill

UNIT 3 ■ BIRMINGHAM NEW ROAD ■ DUDLEY ■ DY1 4DA

CANMOOR



High Bay Warehouse with Offices 10,677 sq ft (992 sq m) **TO LET**

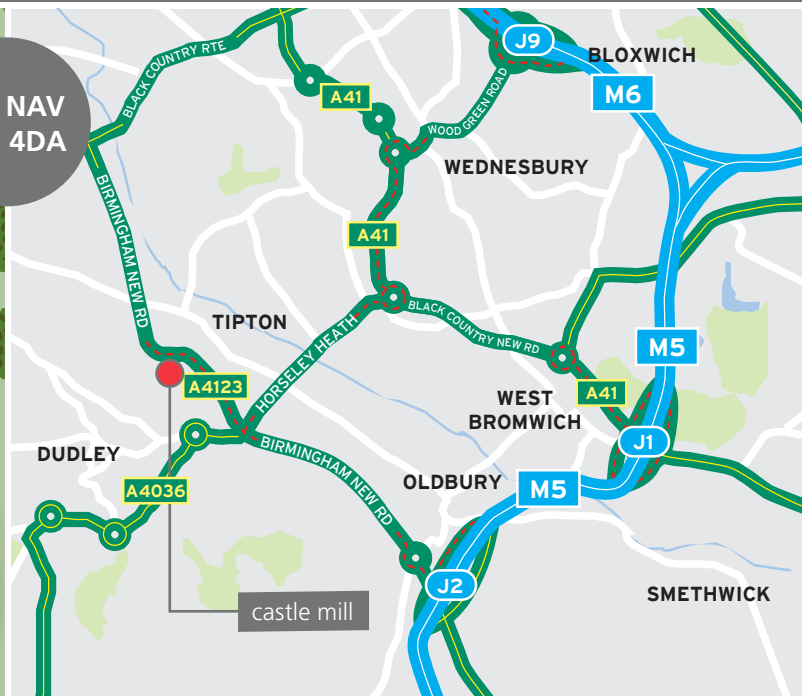
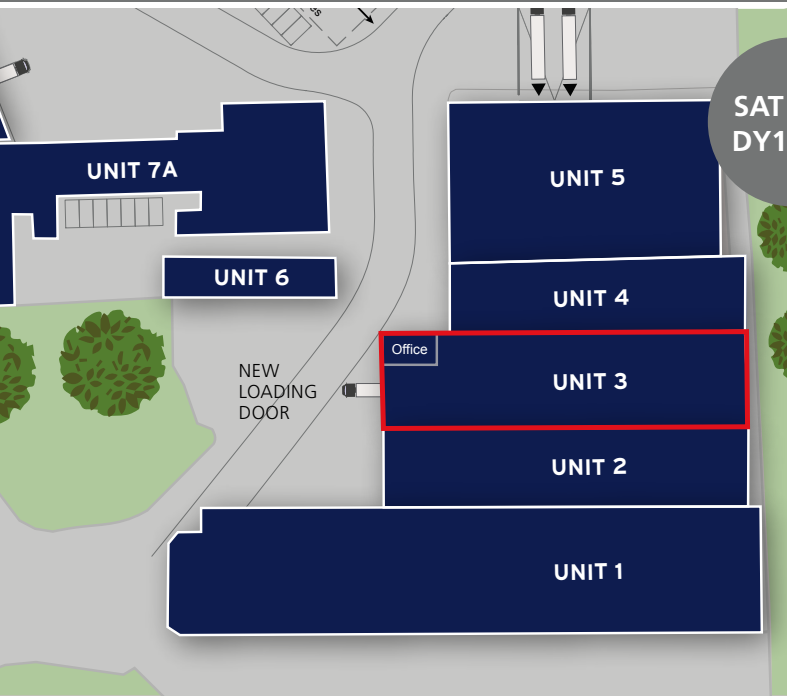
- 8.14m eaves
- Excellent access to J2 M5 and J9/10 M6
- Secure gated estate
- Three phase power supply
- 15 tonne crane
- New roof
- New office and toilet accommodation
- Connected gas supply

DUDLEY

castle mill

UNIT 3 ■ 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

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

SERVICES

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

TENURE

A new lease for a term of years to be agreed.

RENT

Upon Application

2017 RATEABLE VALUE

£34,500

VIEWING

Strictly through joint sole agents.

FURTHER INFORMATION

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

EPC

C69



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