

# TO LET



**LAND @ ABBERLEY STREET  
DUDLEY  
WEST MIDLANDS  
DY2 8QY**

**❖ SITE AREA 1,078 SQ.YDS (901.3 SQ.M.)  
0.22 OF AN ACRE (0.01 HA)**

## **LOCATION**

The land is located on the south side of Abberley Street adjacent to Stoneleigh House Industrial Unit, being a short distance from Churchfield Street leading to Queen's Cross, Dudley. The land has easy access to King Street and the Southern Bypass (A.461) leading to the A.4123 New Birmingham Road.

Junction 2 of the M5 Motorway at Oldbury to the southeast is approximately 4 miles distant, Wolverhampton City Centre approximately 9 miles distant to the northwest. Dudley Town Centre is within ½ a mile walking distance.

Regulated by RICS

**JOHN  
EMMS**  
**COMMERCIAL**

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)

Tel : 01384 257284

## **LAND @ ABBERLEY STREET, DUDLEY, DY2 8QY.....Cont'd.**

### **DESCRIPTION**

The land (shown on the plan edged red) comprises an open site fronting Abberley Street.

**Site Area** 1,078 Sq.Yds (901.3 Sq.M.) 0.22 of an Acre (0.01 Ha)

**SERVICES** TBA.

### **LEASE TERMS**

The Land is available on new lease terms as a Business Tenancy excluding security of tenure provisions of the Landlord & Tenant Act 1954 (Part II) as amended. Minimum term 3 years.



### **LEGAL COSTS**

Applicants will be responsible for payment of the Landlords legal costs.

**RENT** £10,000.00 per annum (exclusive).

### **V.A.T.**

VAT will be charged on the rent.

**VIEWING** By attending on site

Further information from the Sole Agents:- **John Emms Commercial**

**Tel : 01384-25728**

**Email: john@johnemmscommercial.co.uk**

**Website: www.johnemmscommercial.co.uk**

**SUBJECT TO CONTRACT**

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