

# TO LET

A Development by

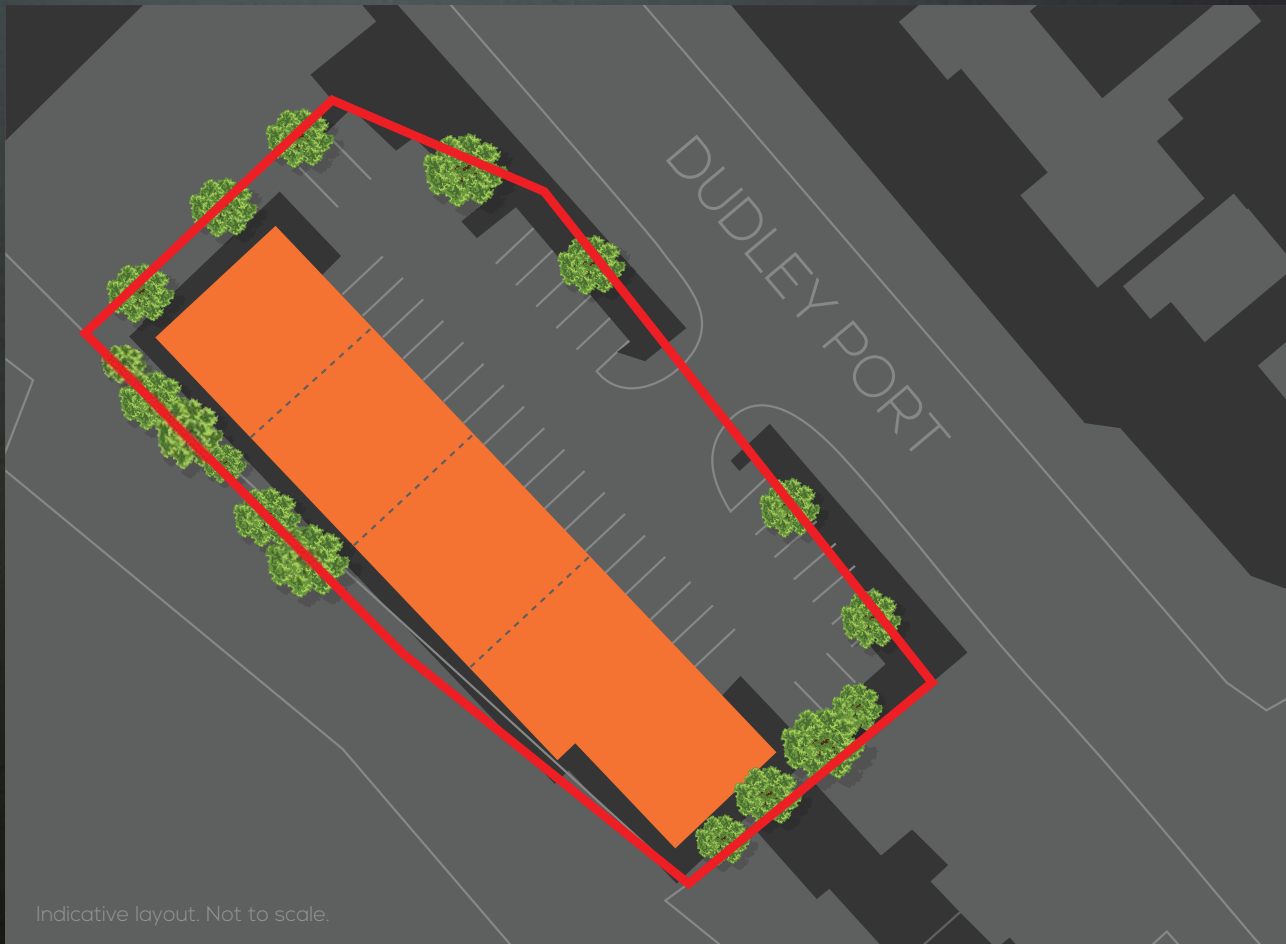


**The Prideview Group**

COMMERCIAL PROPERTY CONSULTANTS

## NEW PROMINENT ROADSIDE DEVELOPMENT

### Dudley Port · Tipton DY4 7RB



Indicative layout. Not to scale.

- Prominent new roadside development fronting Dudley Port (A461)
- Units from 92.9 sq m (1,000 sq ft) to 743.2 sq m (8,000 sq ft)
- Flexible accommodation with onsite parking
- Suitable for a variety of uses (STP)
- Nearby occupiers include Texaco, Morrisons Daily, Subway, PureGym

**RAPLEYS**

# DUDLEY PORT

## New Prominent Roadside Development

### LOCATION

The site is prominently located with an extensive frontage to the A461 Dudley Port, a major arterial route through the Black Country, linking Dudley with Wednesbury. Junction 2 of the M5 motorway is less than three miles south east and the M6 can be accessed at Junction 9 around four miles north.

Dudley is approximately one mile south west of the site, with Wednesbury three miles north east. Wolverhampton is six miles north west and central Birmingham approximately seven miles south east.

### DESCRIPTION

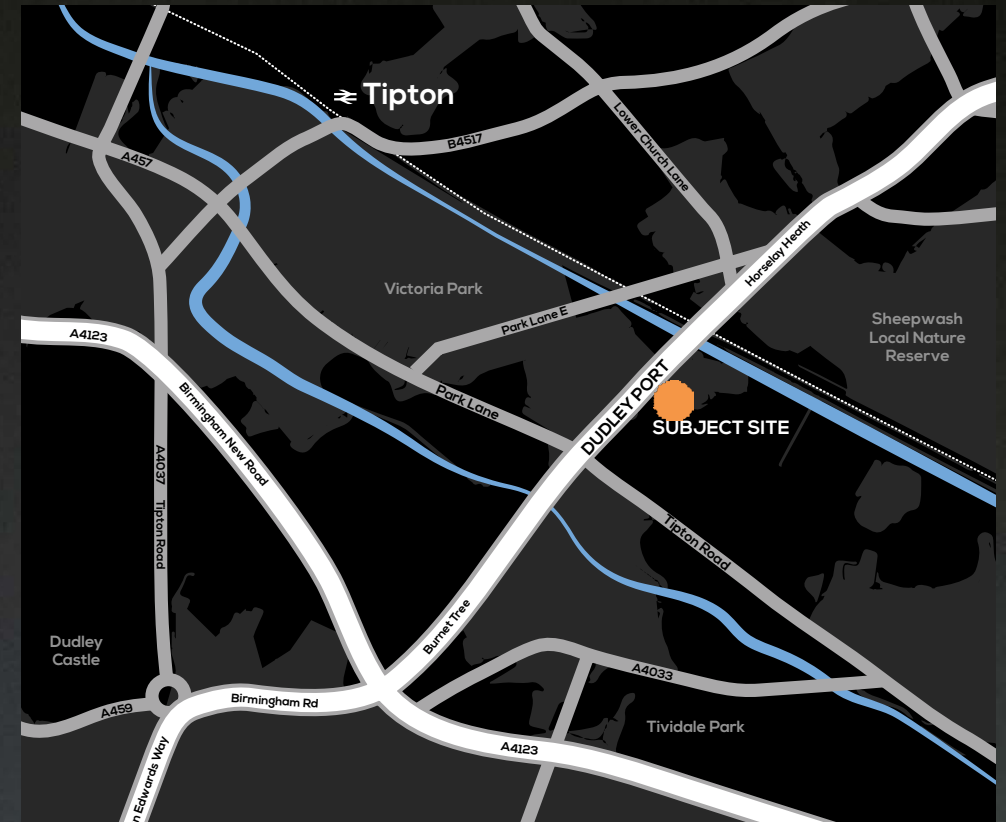
The development will comprise a new build roadside scheme accessed directly from Dudley Road close to the junction with Sedgley Road East (A457). It is suitable for a variety of roadside, trade, retail and drive thru food and beverage uses.

The site is immediately adjacent to a Texaco petrol filling station with associated Morrisons Daily convenience store and a Subway.

### ACCOMMODATION

The development will comprise a maximum of approximately 743.2 sq m (8,000 sq ft) and can be configured to suit a single tenant or multiple occupiers.

A number of alternative masterplans have been prepared and can be obtained from the sole agents Rapleys.



### TENURE

Leasehold – pre-lets to be agreed.

### PLANNING

Planning consent will be obtained for the proposed scheme once pre-lets have been achieved.



Indicative layout. Not to scale.

## FURTHER INFORMATION & VIEWING

**RAPLEYS**

**JONATHAN JONES**

07917 032674

jonathan.jones@rapleys.com

**ALFRED BARTLETT**

07738 090760

alfred.bartlett@rapleys.com

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