



UNIT B
WOODSIDE
INDUSTRIAL ESTATE

www.woodsideindustrialestate.co.uk

PEDMORE ROAD
DUDLEY
DY2 0RL



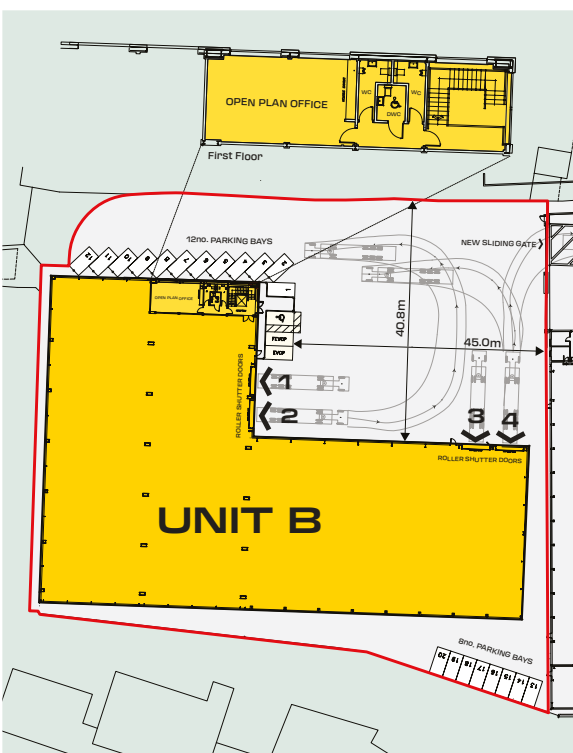
COMPREHENSIVE REFURBISHMENT UNDERWAY

AVAILABLE TO LET / FOR SALE

INDUSTRIAL / WAREHOUSE UNIT

41,227 SQ FT (3,831 SQ M)

- 9m eaves height
- Secure self-contained yard
- 4 level access loading doors
- High specification offices
- 250 KVA power supply
- 50kN/m² floor loading
- Car parking & EV charging
- Target EPC Rating B
- Last remaining unit



ACCOMMODATION

WAREHOUSE

39,047 sq ft
(3,630 sq m)

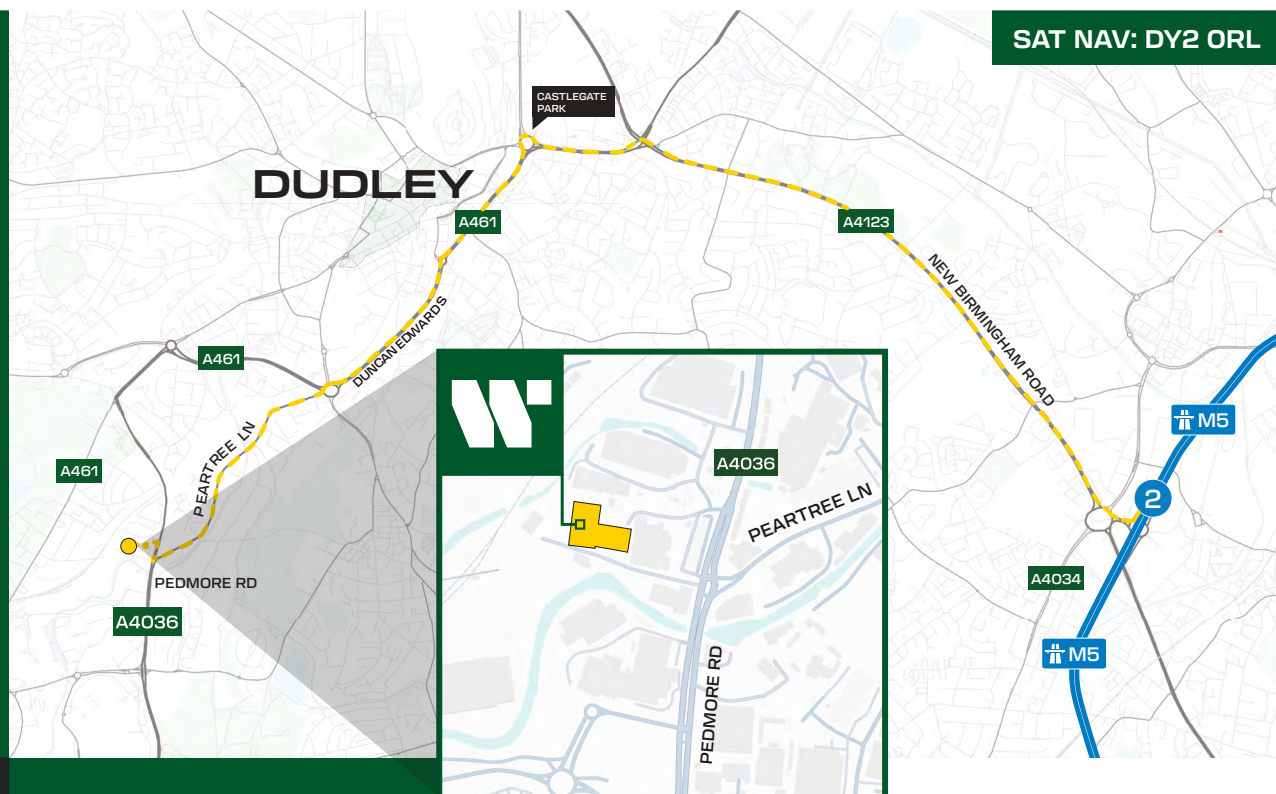
OFFICES

2,153 sq ft
(200 sq m)

TOTAL

41,227 sq ft
(3,831 sq m)

*Building will be subject to a remeasure.



SPECIFICATION



9m clear internal
eaves height



4 insulated level
access loading doors



Self-contained secure
yard with sliding gate



24/7 access



250 KVA power
supply



Car parking
& EV charging



High specification
two-storey offices



New concrete warehouse
floor with 50 kN/m² FM2
loading capacity



10% roof
lights



New insulated roof
& elevations

LOCATION

Woodside Industrial Estate is prominently located on Pedmore Road (A4036), a well-established industrial and distribution corridor within Dudley.

The estate benefits from excellent connectivity to the regional and national motorway network, making it ideal for logistics, manufacturing and trade occupiers.

The Midland Metro extension will further enhance sustainable transport provision, with a new tram stop on Pedmore Road just 0.2 miles from the estate.

CONNECTIVITY

(approximate drive times)

Dudley Town Centre	2 miles	10 mins
M5 (Junction 2)	5 miles	14 mins
M6 (Junction 8)	8 miles	20 mins
Birmingham City Centre	11 miles	30 mins
Wolverhampton	8 miles	25 mins
Birmingham Airport	27 miles	40 mins

TERMS

Available to buy on a Freehold basis or to let on Full Repairing and Insuring terms, rent and price on application.

A DEVELOPMENT BY

LARA ANGELL
lara@goodsestate.com
07795 010417

For viewing and further information,
please contact the sole agent:



MAX SHELLEY
max.shelley@bulleys.co.uk
07881 948 908