



CHARTERED SURVEYORS

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**01384 456789**

Canalside, 9A Narrowboat Way  
Dudley, West Midlands, DY2 0XQ



Unit B3 Anchor Business Park, New Road, Dudley DY2 9AF

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
936 sq ft (87 sq m)

**Rent**  
£7,160.40 per annum

New lease available

Electrically operated roller shutter door

C.C.T.V. on Estate

Internal height - 4.5 m (14') approx.

## Location

The Anchor Business Park is located on New Road, Dudley. Access is via the A459 Cinder Bank or Shaw Road.

## Description

The refurbished unit benefits from a part glazed frontage, an internal height of 4.5m (14'0"), toilet, lighting and an electrically operated roller shutter door.

## Accommodation (Gross Internal Area) approx.

936 sq.ft. (87 sq.m.)

## Services

All mains services are connected. The electricity and water supplies are sub metered.

Note: The Landlords/Agents have not tested the services.

## Rating Assessment

Rateable Value: £4,650.  
U.B.R. 55.5p in the £ (2025/26).

Proposed 1st April 2026 Rateable Value: £5,500.

## Lease Terms

The premises are available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The agreement will incorporate a service charge provision to cover security and the repair/maintenance of all common areas etc.

## Rent

£7,160.40 per annum.

## V.A.T.

V.A.T. will be levied on the rent etc.

## Fixtures & Fittings

All usual fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

## Energy Performance Certificate

EPC Rating - C.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

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## Additional Images

