COMMERCIAL PROPERTY CONSULTANTS



## UNIT 2 STOUR VALE ROAD, LYE, STOURBRIDGE, DY9 8PP

## TO LET

INDUSTRIAL / WAREHOUSE UNIT

#### SIZE

14,454 SQ FT (1,343 SQ M)

**TO LET** £72,270 PAX

Modern warehouse building

Recently undergone comprehensive

refurbishment

Prominent location in the heart of the

**Black Country conurbation** 

14 car parking spaces

5.9 m eaves height

### Location

Prominent location fronting Stour Vale Road with nearby access to Hayes Road (A456) connecting Halesowen and Stourbridge Town Centres. Accessibility to the motorway network via Junction 3 of the M5 motorway (c. 5 miles due east).

# Description

Modern warehouse building which has recently undergone a comprehensive refurbishment. The unit benefits from parking for up to 14 vehicles. The property is of a steel portal frame construction with insulated steel profile cladding to the external elevations with an insulated roof. The warehouse benefits from an eaves height of 5.9 metres and a level access up and over roller shutter door to the front elevation. The neighbouring unit (Unit 3) has a right of way over the yard to access its roller shutter door.

#### Accommodation

Warehouse (Inc. ancillary 14,454 sq ft office / toilet block) (GIA)

#### **Terms**

To Let - £72,270 pax

### Rating Assessment

RV: £48,000

U.B.R: 49.9P in the £ (2021/2021)

### Lease Terms

Available by way of a new FRI lease with a term and rent review pattern to be agreed.

### V.A.T.

V.A.T. may be levied on the rent & service charge.

# Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify that they are in working order or fit for their purpose.

# Energy Performance Certificate

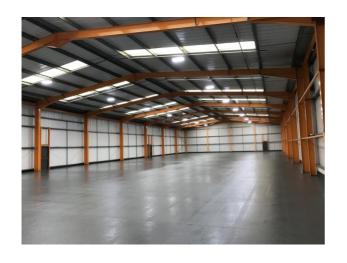
EPC rating – C66 Certificate available upon request.

### Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

Tom Johnson 01384 395 323 07794 784 370 tom@michaeljohnsonandco.com

Michael Johnson 01384 395 323 07970 910 135 michaeljohnson5@btconnect.com















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