



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 office / toilet block)	14,454 sq ft (GIA)
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## 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](mailto:tom@michaeljohnsonandco.com)

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**Promap**  
 LANDMARK INFORMATION

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