



403 Stourbridge Road, Brierley Hill, DY5 1LB

Single storey workshop, fronted by double storey counter and offices

Summary

Tenure	To Let
Available Size	5,544 sq ft / 515.05 sq m
Rent	£1,583.00 per month
Rates Payable	£0.39 per sq ft
Rateable Value	£4,250
EPC Rating	Upon enquiry

Key Points

- 5544sqft of mixed-use
- 8ft eaves
- Rare opportunity
- Tarmac forecourt
- Office and warehouse
- Excellent trade counter location
- Roller shutter access
- Half a mile from Merry Hill Shopping Centre

403 Stourbridge Road, Brierley Hill, DY5 1LB

DESCRIPTION

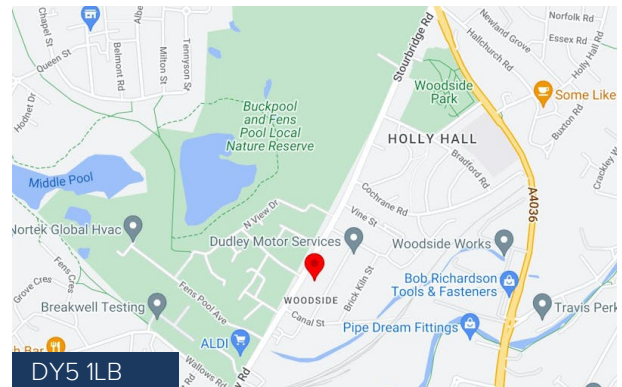
The property is comprised of a predominantly single storey workshop fronted by a two-storey brick-built former offices and trade counter, set back from a tarmac forecourt fronting the Stourbridge Road. Surmounted by a flat asphalt roof, the single-skin brick construction with a timber-framed roof equipped with an eaves height of just 8ft.

Access to the unit is by way of a roller shutter and internally there is several partitioned workshops contained.

LOCATION

The premises are situated fronting Stourbridge Road, just a half mile from Merry Hill Shopping Centre in Dudley. Located within a mixed-use locality and surmounted by a tattoo studio, the unit serves a dense population 320,000 residents within the Dudley District.

The property also benefits from direct access to the A4036.



Viewing & Further Information

KAINE ARKINSON

01564 778 890 | 07487 521 802

kaine@shepcom.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 09/04/2024

