



# Scriven & Co.

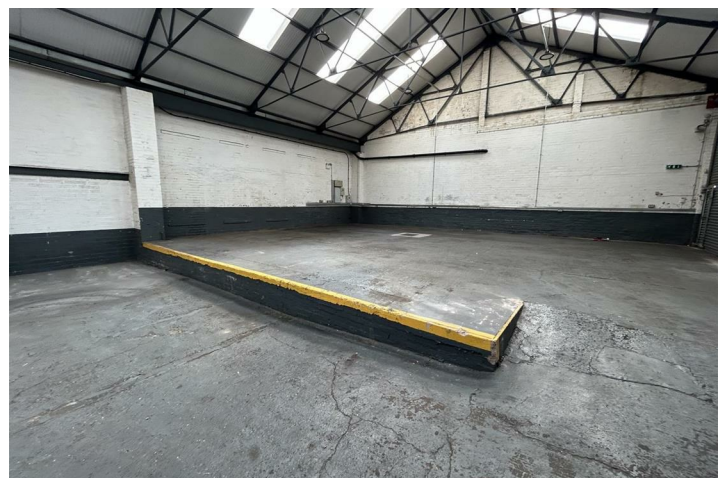
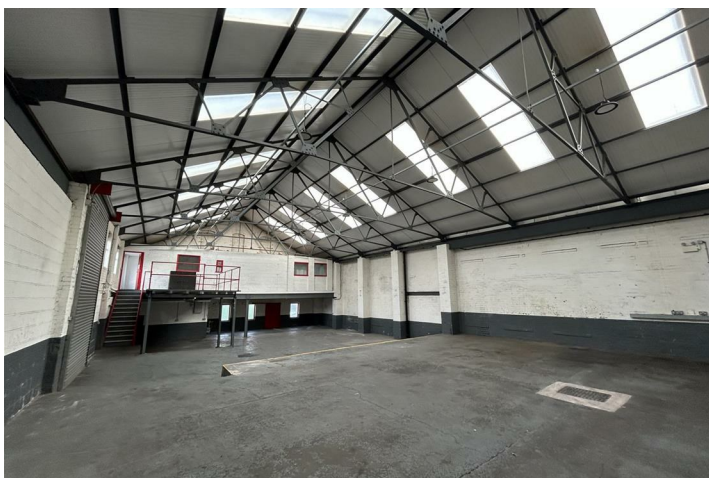
Est. 1937

## Commercial Lettings



Units G1 and G2 Monarch Works, Fletcher Street, Stourbridge, DY9 8TH

**£24,000 Per Annum**



All Buildings Great & Small



**RICS**  
Regulated by RICS

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To Let - Factory/Warehouse. A refurbished unit forming part of a well established trading estate approached from Fletcher Street via a shared yard access. Two roller shutter doors. First floor offices with electric radiator heating. EPC = C (71). The rent is subject to VAT

#### ACCOMMODATION

FACTORY/WAREHOUSE: 13.66m average x 24.50m - 334.67 sq.m. (3,602 sq.ft.)

Constructed in brick and blockwork with external metal cladding and a replacement pitched insulated profile metal roof and roof lights on a steel frame, concrete floor, two roller shutter doors.

Incorporating:

#### MALE AND FEMALE WASHROOMS

Staircase leading to:

#### FIRST FLOOR

#### OPEN MEZZANINE STORAGE AREA

#### 'L' SHAPED LANDING:

Electric radiator, UPVC double glazed windows.

#### KITCHEN: 3.45m x 2.35m

Electric radiator, sink unit, base cupboards and work surface.

#### WASHROOM:

#### OFFICE TWO: 2.93m x 2.38m

Electric radiator

#### OFFICE ONE: 4.36m x 3.55m

Electric radiator, double glazed windows.

TOTAL GROSS INTERNAL FLOOR AREA (GROUND AND FIRST FLOOR): 380.64 sq.m. (4,097 sq.ft.)

#### OUTSIDE:

Communal yard area with access from Fletcher Street.

#### RATING ASSESSMENT:

Rateable Value (2023 List): £10,500 (Workshop and Premises).

Note: This Rateable Value relates to Units G1 and G2 Monarch Works, BALDS LANE, Stourbridge DY9 8TE. Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

#### LEASE:

Length of term is by negotiation. The Agent has not checked the legal documentation to verify the legal status of the property or validity of any guarantee. A tenant must assume the information is incorrect until it has been verified by their own solicitors.

#### REPAIRING LIABILITY:

Full repairing and insuring. The landlord will arrange insurance for the property and the tenant will reimburse the cost of the premium on a pro-rata basis on demand.

#### VAT:

The rent is subject to VAT.

#### RENT DEPOSIT:

The in-going tenant will be required to pay a rent deposit which will be held by the landlord for the duration of the term.

#### SERVICES AND APPLIANCES:

Mains gas, electricity, water and drainage are available. Heating is provided to the first floor accommodation by electric radiators. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their solicitor or surveyor.

#### VIEWING:

Strictly by prior appointment via Agents.

#### IMPORTANT NOTE 1:

We confirm we have been unable to obtain a postal address from the Royal Mail in respect of these premises. The postcode detailed is to assist people with navigation systems to locate the premises. This particular postcode, however, does not specifically detail these premises.

#### IMPORTANT NOTE 2:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 ([https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)) This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken. It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

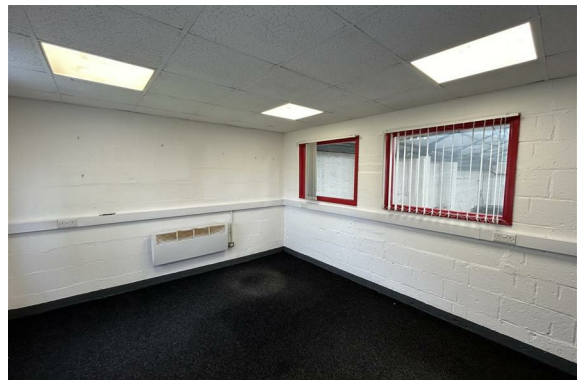
#### ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity. Satisfactory bank and trade references will also be required.





#### Important notices

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors. **VAT**: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

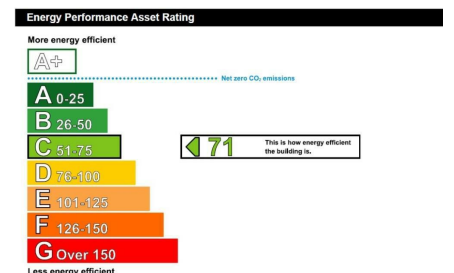
**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



# Scriven & Co.

Est. 1937

- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS



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