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commercial property



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INDUSTRIAL

2,940 SqFt (273 SqM)

£30,000 plus VAT per annum

Unit 1B Old Forge Trading Estate, Lye, DY9 8EL

TO LET



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Description

This newly refurbished unit is located on Old Forge Trading Estate in Lye and offers an open plan warehouse space of circa 2,940 sq ft, including 158 sq ft staff room/office space and toilet facilities.

Location

The unit is located on the well-regarded Old Forge Trading Estate just off the Dudley Road (A4036) on the outskirts of Stourbridge. The A4036 provides connections to nearby towns such as Stourbridge (2 miles) and Dudley (5 miles), as well as excellent access to the M5 and the motorway network via Junction 3 (5 miles). There are also strong transport links, with Lye Train Station being a short 2 minute walk away.

Accommodation

Open plan warehouse of 2,940 Sq Ft, this measurement includes a separate entrance foyer, manager's office, kitchenette & W/Cs x2.

Rates

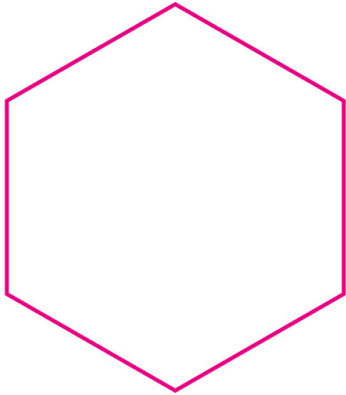
Rateable Value - £16,250

Rates payable: £8,108.75 approx

It is thought that an ingoing tenant should benefit from 100% business rate relief via the Small Business Rate Relief government initiative however confirmation should be sought.

Terms

The premises are to be let by way of a new lease on terms to be agreed. Tenant to pay a reasonable service charge and buildings insurance.



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