



hexagon™
commercial property



- WELL ESTABLISHED TRADING ESTATE
- SUITABLE FOR A NUMBER OF USES (STP)
- AVAILABLE IMMEDIATELY

INDUSTRIAL

12,055 SqFt (1,120 SqM)

£70,000 per annum exclusive

Unit 2 Conyers Trading Estate, Lye, DY9 8ER

TO LET



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Description

Conyers Trading Estate is a well-established industrial estate with units ranging from 2,703 Sq Ft to 25,900 Sq Ft. The units benefit from 24 hour access and are suitable for a variety of different uses. The unit benefits from strong transport links, with Lye Train Station being a stones throw away from the estate.

Location

This unit is located on Station Drive in Lye, adjacent to Lye Train Station and just off Dudley Road (A4036), which provides access to the surrounding towns such as Stourbridge and Dudley, as well as Merry Hill Shopping Centre. The M5 and the surrounding network is accessible via Junction 2 (6 miles) or Junction 3 (5 miles).

Accommodation

Unit 2: Ground Floor - 8,020 Sq Ft

First Floor - 4,035 Sq Ft

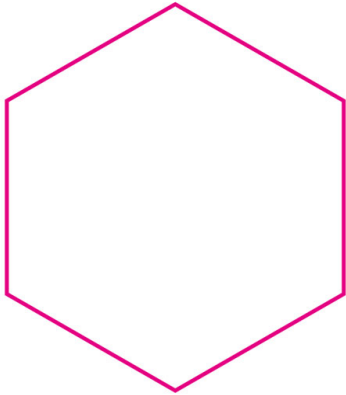
Rates

Rateable Value - £21,250

Rates Payable - £10,603.75 approx.

Terms

The premises are to be let by way of new lease on terms to be agreed.



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