



hexagonTM
commercial property



APPROX OUTLINE

- 40T WORKING WEIGHBRIDGE
- CONCRETE SURFACED YARD
- SECURE SELF CONTAINED GATED YARD

INDUSTRIAL

5,497 SqFt (511 SqM)

£37,500 plus VAT per annum

Unit 10 Stour Vale Road, Lye, DY9 8PP

TO LET



hexagonTM
commercial property



Description

This unit is steel portal frame construction and sits on a total site area of approx 0.15 of an acre. The property benefits from a large roller shutter for access to the unit as well as a secure fenced gated site which is accessed via Stour Vale Road. The yards benefits from a concrete surface finish and also has a forty tonne working weighbridge within the property.

Location

The property is located off Stour Vale Road which is located conveniently in Lye, just off the A458 which is the main arterial route linking Stourbridge, Halesowen and Birmingham. Stourbridge is approximately 2.5 miles to the West and Dudley being approximately 5.5 miles North East. Lye Train Station is less than a mile away from the property (0.7 miles) with trains going direct to Birmingham City Centre and Worcester.

Accommodation

Warehouse - 4,968 Sq Ft

Yard - 0.15 Acres approx.

Canteen - 127 Sq Ft

Store - 89 Sq Ft

Mezz - 203 Sq Ft

Office - 110 Sq Ft

Total - 5,497 Sq Ft

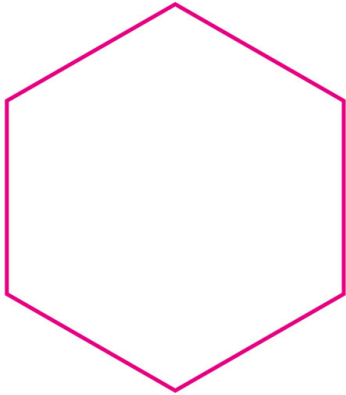
Rates

Rateable Value - £23,500

Rates Payable - £11,726.50 approx.

Terms

A new lease is to be offered on terms to be agreed.



...get social
with Hexagon

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

X @HexagonCP

ig @HexagonCommercial

...and stay up-to-date with all
the latest properties
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2019.

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

5 Heath Lane
Oldswinford
Stourbridge
West Midlands
DY8 1RF

W3W///clock.port.smiles



hexagonTM
commercial property