

Unit 4, Stambermill Works, Bagley Street, Stourbridge, DY9 7AR



**TO LET**

Workshop/Warehouse Premises with Yard

Net Internal Area: 6,800 ft<sup>2</sup> (631.73 m<sup>2</sup>)

### Location

The property is located on the Stambermill Works Estate off Bagley Street, Stourbridge close to its junction with the A458 Stourbridge Road and within two miles of Stourbridge Town Centre.

The Motorway Network is accessible via Junction 3 of the M5 at Halesowen some 7 miles distant.

### Description

The property comprises an industrial warehouse/workshop set behind a secure yard/car parking area.

The premises are of steel truss construction surmounted by a pitched roof with translucent roof lights.

The property benefits from profile sheet cladding elevations, concrete flooring, three phase electric, fluorescent strip lighting, loading access and WC.

The property has a minimum eaves height of 14 ft and a maximum height of 22ft in the apex.

Externally the property has a self-contained tarmacadam surfaced car park/yard with double gated entrance.

### Accommodation

**Total (GIA) 6,800 ft<sup>2</sup> (631.73 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £18,000 per annum.

### Service Charge

We understand no service charge is payable.

### Business Rates

Rateable Value - £17,250

Rates Payable - £8,500 approx.

### Services

All mains services, except gas, are connected.

### Energy Performance Certificate

Available upon request from the agent.

### Planning

We understand that the property has consent under use class B2 (General Industrial) and B8 (Storage & Distribution).

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.

### Legal Costs

Each party to be responsible for the own legal costs incurred during this transaction.

### Availability

The property is immediately available subject to the completion of legal formalities.

### Viewings

Strictly via the sole letting agent Siddall Jones:  
0121 638 0500

