



M Multipark STOURBRIDGE

TO LET Trade/Industrial/Warehouse Unit
10,626 sq.ft (987 sq.m)

Block B Bay 3, Stourbridge Industrial Estate, Stourbridge, West Midlands, DY8 1JN

- Prominent Location
- Popular Leisure and Trade Counter location
- Adjacent to St. Johns Ring Road, close to Stourbridge Town

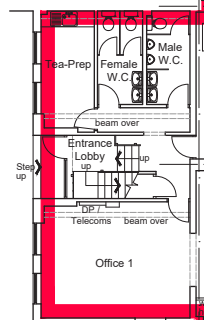
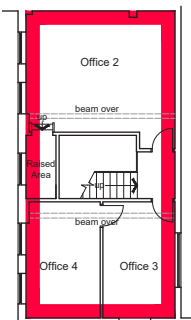
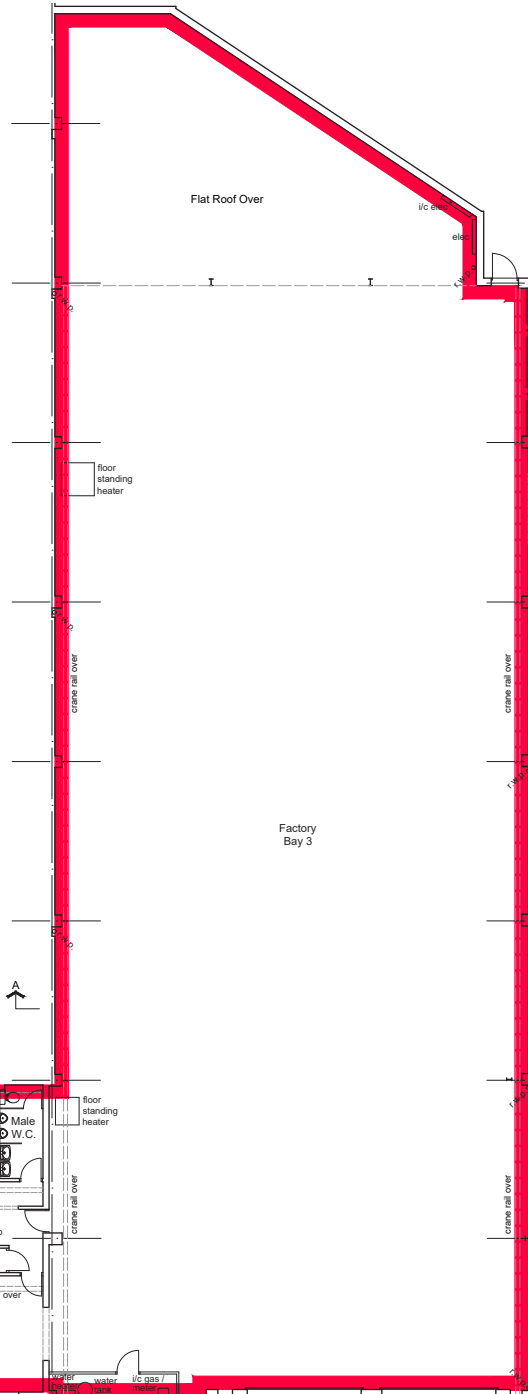
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INDICATIVE IMAGES



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Areas (Approx. Gross Internal)

Ground Floor Office	696 sq.ft	(64 sq.m)
First Floor Office	696 sq.ft	(64 sq.m)
Warehouse	9,273 sq.ft	(861 sq.m)
Total	10,626 sq.ft	(989 sq.m)

Description: WAREHOUSE

- One bay of steel portal framed construction
- Two Storey Office Block
- Main Eaves Height 5.6m (18'6")
- Reduced Headroom Eaves Height 4.7m (16')
- 2 roller shutter doors in the front elevation
- LED lighting to be installed

OFFICE

- Ground and First floor offices
- LED lighting to be installed
- Kitchen

Rent

POA.

Business Rates

Rateable Value £61,500

All parties to make their own enquiries with Dudley Metropolitan Borough Council.

Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

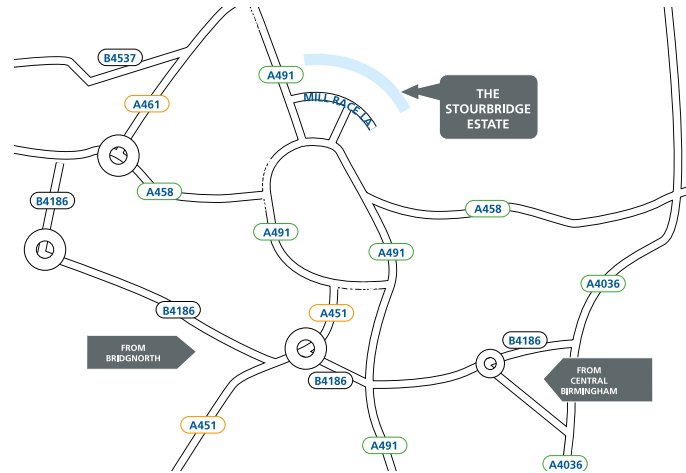
Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - DY8 1JN

A popular trade counter and leisure facility location, the Stourbridge Estate fronts Stourbridge Ring Road at St. Johns Road, which is less than half a mile from the town centre, giving easy access to Kingswinford, Dudley and Wolverhampton via the A491.

Occupiers include: Kwik Fit, Tile Trend, Plumbase, Howden Joinery, Tyre Store, Crown Paints, Fielding's Auctioneers, Dominos Pizza, Porter & Woodman, Fox Group (Moving & Storage), EL Bouts Motors (Citroen Cars), Chilly Kiddies Playzone and Full Throttle Raceway (Go-Karting).



Viewing

Strictly via prior appointment with the appointed agent

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Paula James
07798 683995
PJames@lcpproperties.co.uk

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