

Bay 2 Block D, Stourbridge Industrial Estate, Mill Race Lane, Stourbridge, DY8 1JN.



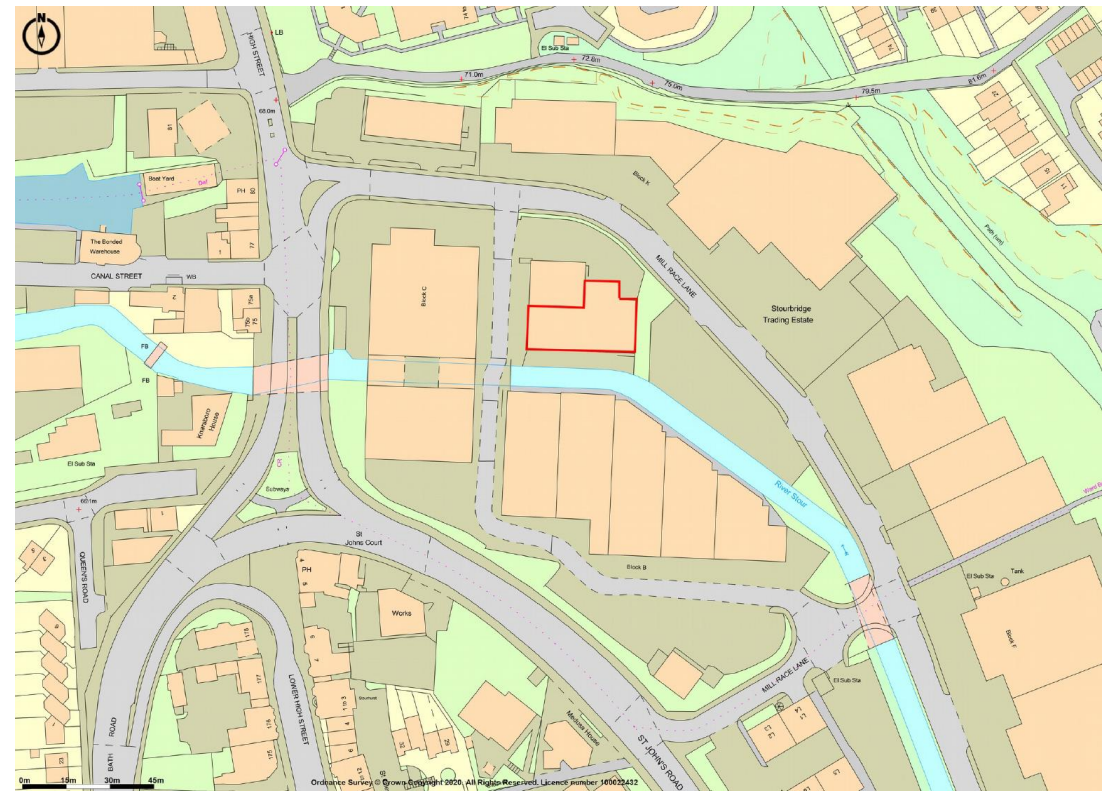
TO LET.
7,046 SQ FT (645 SQ M).



Property Summary.

The building is of steel portal frame construction and benefits from the following specification:

- Two Storey Offices – GF Trade Counter Fitted
- Underside of Haunch – 4.42m
- Apex – 7.25m
- 2 Electric Roller Shutter Doors
- 3 Phase Electricity
- Side Loading Yard
- Forecourt Car Parking
- Established Trade Location



Location.

The premises are situated on Mill Race Lane within Stourbridge Industrial Estate. The estate is accessed via the A491 with Stourbridge Town Train Station located 0.7 miles to the south east. The National Motorway Network can be accessed via Junction 3 of the M5 positioned 8.3 miles to the east linking with the M42 and M40 southbound and the M6 and M6 Toll northbound.

Other occupiers on the estate include, Tool Station, Howdens and Screwfix.

TERMS

The premises are available on new fully repairing and insuring lease terms for a term to be agreed.

RENT

The building is available on the basis of a sub-lease until the break option in August 2023. Alternatively, a longer term agreement may be available direct from the landlord.

SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC

The Energy Performance Certificate has a rating of G (181)

RATEABLE VALUE

The Rateable Value for the premises is £33,750.

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate

FLOOR AREA

We have measured the premises in line with the RICS Code of Measuring Practice. We can confirm the GIA floor areas to be as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	4,227	392.72
GF Offices / Trade Counter	2,096	194.71
FF Offices	723	67.213
Total	7,046	645.54
Mezzanine	1,492	138.65



Contact.



Birmingham

0121 200 2220

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

For further information, or to arrange a viewing, please contact the Industrial Agency Team:

EDWARD KENNERLEY

+44 121 233 6461

+44 7972 187 779

edward.kennerley@knightfrank.com

BEN FARWELL

+44 121 233 6441

+44 7814 294 325

ben.farwell@knightfrank.com

IMPORTANT NOTICE

Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **Regulations:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice.

Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. [Particulars dated [20/10/20]. Photographs and videos dated [15/10/20].]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people &
property, perfectly.

