

TO LET INDUSTRIAL PREMISES

**UNIT 7 STAMBERMILL INDUSTRIAL ESTATE, TIMMIS
ROAD, LYE, STOURBRIDGE, DY9 7BJ**



- Floor areas 3,771 sqft (350.33m²)
- Good Eaves Height
- On Site Parking
- Office Accommodation

LOCATION

The property is located on Stambermill Industrial Estate at the end of Timmis Road and is accessed off the A458 Stourbridge Road approximately 2 miles east of Stourbridge town centre.

Access to the national motorway network is gained at Junction 3 of the M5 Motorway which is 5½ miles to the east via the A458 Stourbridge Road and A459 Bromsgrove Road.

DESCRIPTION

The premises comprise steel portal framed construction with brick elevations under a pitched lined roof incorporating intermittent transparent roof lights. Concrete floor. Fluorescent strip and sodium lighting. Security grills to the front door and windows. Vehicular access door approximately 17" x 13'4". Minimum eaves height approximately 18'4".

Offices, W.C.s and reception area are provided to the front of the premises.

ACCOMMODATION

<u>Sq Mtrs</u>	<u>Sqft</u>
350.33	3,771

OUTSIDE

Tarmacadam surfaced forecourt providing parking and loading area. There is additional communal parking nearby.

SERVICES

Electricity, mains water and drainage.

RENTAL

£24,500 (Twenty Four Thousand, Five Hundred Pounds) per annum.

SERVICE CHARGE

A service charge is levied in respect of the maintenance of the common areas.

VAT

VAT is payable.

LEASE TERMS

The premises are available on an effective full repairing and insuring lease for a term of no less than three years.

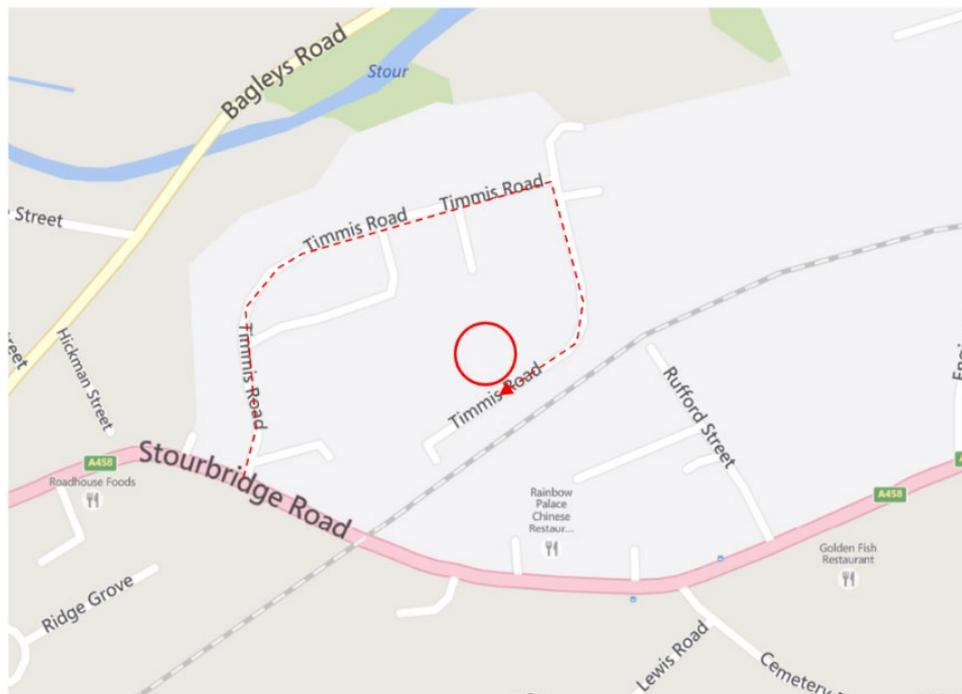
LEGAL COSTS

The in going tenant is to be responsible for Landlord's reasonable costs.

VIEWING

By appointment with the sales agent "First City The Property Consultancy" on 01902 710999 quoting reference 5574.

LOCATION PLAN



SITE PLAN



**RFS02 - STAMBERMILL INDUSTRIAL ESTATE,
TIMMIS ROAD, LYE, STOURBRIDGE, WEST MIDLANDS, DY9 7BJ**

Ordnance Survey
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