



**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

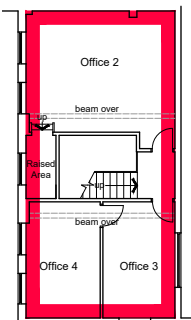
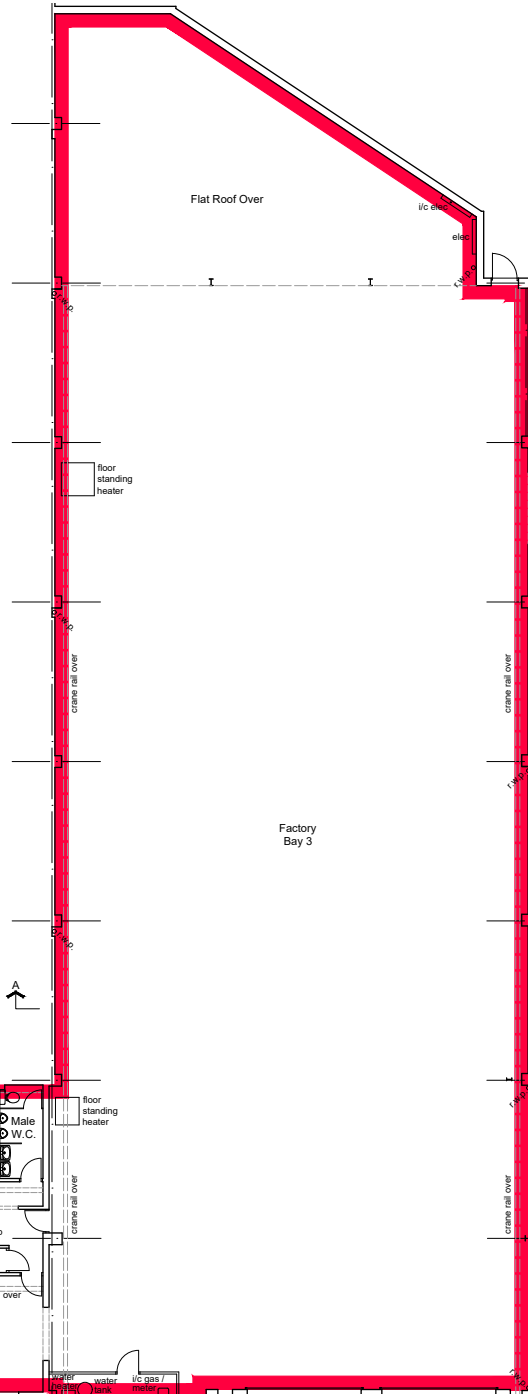
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## Areas (Approx. Gross Internal)

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)
<b>Total</b>	<b>10,626 sq.ft</b>	<b>(989 sq.m)</b>

## 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

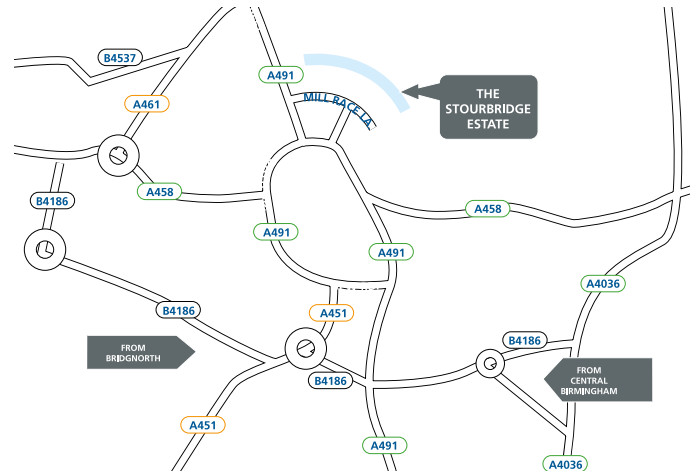
Further information available upon request.

## 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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