SELLERS
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Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Unit 3 Hayes Trading Estate, Folkes Road, Stourbridge DY9 8RG

TO LET

INDUSTRIAL / WAREHOUSE

Size
18,490 sq ft (1,718 sq m)

Rent
On application

* Detached
* Newley refurbished
* Secure yard
* No service charge

http://www.sellers-surveyors.co.uk/qlink2682

Location

The property is situated on Hayes Trading Estate, Folkes Road, off the A458 Park Road.

Lye Town Centre is approximately 0.5 mile to the West and Halesowen Town Centre is 2 miles to the East.

The M5 Motorway is accessed via Junction 3 which is approximately 5 miles distant.

Description

The property comprises a detached industrial/warehouse and benefits from the following.

Steel portal frame construction
Lined insulated profile metal cladding
Approx. 5.95 m eaves
LED lighting
1 level access loading door
1 drive in loading bay
Single storey office accommodation
Secure yard
Substantial car parking.

Accommodation (Gross Internal Area) approx.

Industrial/warehouse	15,844 sq.ft	1,472 sq.m
Offices	1,647 sq.ft	153 sq.m
Works/offices/stores	999 sq.ft	93 sq.m
Total	18,490 sq.ft	1,718 sq.m

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Rating Assessment

Rateable Value - £91,000

U.B.R. - 48p in the £(2026/27).

Lease Terms

The property is available on a new full repairing and insuring lease, on terms to be agreed.

Rent

On application.

V.A.T.

All prices quoted are exclusive of VAT, which may be chargeable.

Fixtures and Fittings

All usual fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

To be confirmed.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Viewing

Strictly by prior appointment via agents:

SELLERS
Matthew Pearcey
Mob: 07764 269 803
Email:Matthewpearcey@sellers-surveyors.co.uk

or

HARRIS LAMB
Sara Garratt
Tel: 0121 455 9455
Sara.garratt@harrislamb.com

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Additional Images

















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