



Unit G3 Monarch Works, Hill Street, Lye, Stourbridge, DY9 8TW

**£9,750 Per Annum**

- Fully refurbished warehouse/industrial unit
  - Well established industrial estate
  - "L" shaped and loading bay area
    - Separate office/kitchen
    - No service charge
- Communal parking on opposite side of the road

All Buildings Great & Small



**RICS**  
Regulated by RICS

arlanaea  
propertymark



CoStar



LoopNet™



TO LET - A recently refurbished warehouse/industrial unit on a well established industrial estate with good access to Lye, Stourbridge, Halesowen and surrounding towns. Loading bay area, roller shutter door access to Hill Street and pedestrian door (fire escape access) to a communal yard approached from Fletcher Street. Pedestrian door to Hill Street. Gross Internal Floor Area: 1425 sq.ft. (132.39 sq.m.). EPC = D (97)

#### ACCOMMODATION:

LOADING BAY AREA: 3.50m max. x 5.48m average

MAIN WAREHOUSE/WORKSHOP AREA: 6.22m max. (4.65m min.) x 17.61m

Concrete floor, suspended lighting, electrically operated roller shutter door to Hill Street, pedestrian (fire escape) door to communal yard area.

KITCHEN/OFFICE: 3.53m 3.84m plus recess and steps up to main warehouse

Stainless steel sink unit, work surface, base cupboard. Door to Hill Street.

WASHROOM: 2.71m x 1.62m

W.C. and wash basin.

#### OUTSIDE:

There is provision for communal parking serving the development on the opposite side of Hill Street (on a first come first served basis).

#### RATING ASSESSMENT:

Rateable Value (1st April 2023 List): Unable to identify on Valuation Office website.

Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

#### LEASE:

For a term of 6 years incorporating a rent review and break clause after 3 years. The Agent has not checked the legal documentation to verify the legal status of the property or validity of any guarantee. A tenant must assume the information is incorrect until it has been verified by their own solicitors.

#### REPAIRING LIABILITY:

Full repairing and insuring.

#### LEGAL COSTS:

Each party to be responsible for their own legal fees should the in-going tenant take a lease for a minimum term of 6 years.

#### VAT:

The rent is subject to VAT.

#### SERVICES AND APPLIANCES:

Mains electricity, water and drainage are connected. The electrics have a 3 phase supply. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their solicitor or surveyor.

#### VIEWING:

Strictly by prior appointment via Agents on 0121 422 4011 (option 3 commercial)

#### IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 ([https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf))

This document and its supplemental guide sets out the basis on which negotiations of the lease terms should be undertaken.

It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

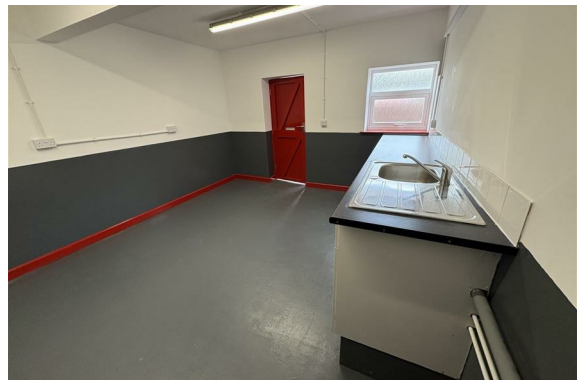
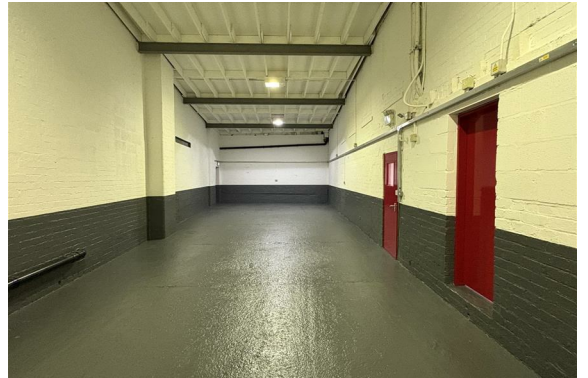
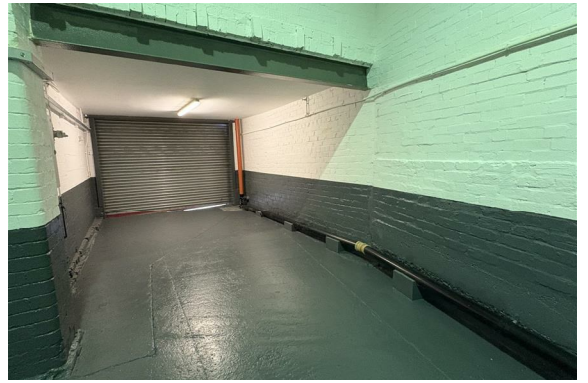
#### ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.



#### Important notices

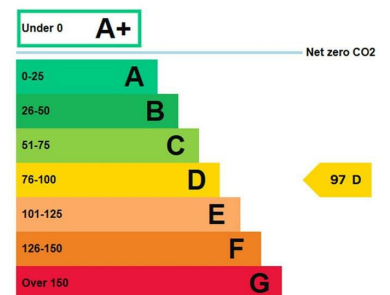
**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors. **VAT**: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18732642