



Unit 3, Stour Vale Road, Lye, Stourbridge DY9 8PP

TO LET

INDUSTRIAL / WAREHOUSE

Size
6,886 sq ft (640 sq m)

Rent
£45,000 per annum exclusive

Previously refurbished

7 allocated car parking spaces

1 X roller shutter door to side elevation

Superb internal offices

LED lighting/heating to warehouse

Location

The property occupies a prominent location fronting Stour Vale Road in close proximity to the Hayes Road (A456) situated between Halesowen and Stourbridge Town Centres. Accessibility to the national motorway network is via both Junctions 3 and 4 of M5 motorway approximately 5 miles to the east.

Description

Warehouse/industrial unit which has previously undergone a comprehensive refurbishment.

The unit is of steel portal framed construction with insulated steel profile cladding to the external elevations with a pitched insulated roof. The unit benefits from an approximate eaves height of 4 metres (13'1") approx. Access is via a roller shutter door to the side elevation.

The two storey internal offices benefit from a double aluminium framed pedestrian entrance door, carpeting, ceiling mounted LED lights and UPVC framed double glazed windows.

Accommodation (Gross Internal Area) approx.

Warehouse	-	4,730 sq.ft
Ground floor office	-	1,453 sq.ft
First floor office	-	703 sq.ft
Total		6,886 sq.ft (639.96 sq.m.) approx.
Additional basement storage (restricted headroom)		1,190 sq.ft (110.59 sq.m.) approx.

Services

All mains services are connected.

A gas fired boiler feeds panel radiators to the offices. The offices benefit from air conditioning. A gas fired space heater is located to the warehouse.

Rent

£45,000 per annum.

Lease Terms

Available with the benefit of a new full repairing and insuring lease for a term to be agreed.

Rating Assessment

2026 Rateable Value: £26,250.

UBR - 48p in the £(2026/2027).

V.A.T.

V.A.T. may be levied on the rent etc.

Fixtures and Fittings

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

Energy Performance Certificate

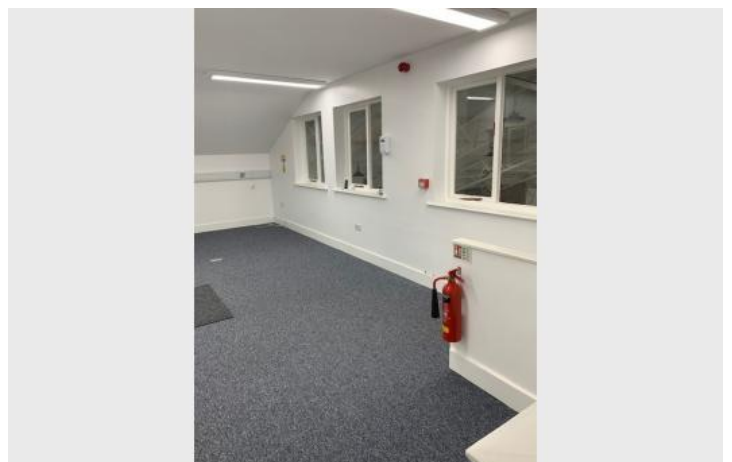
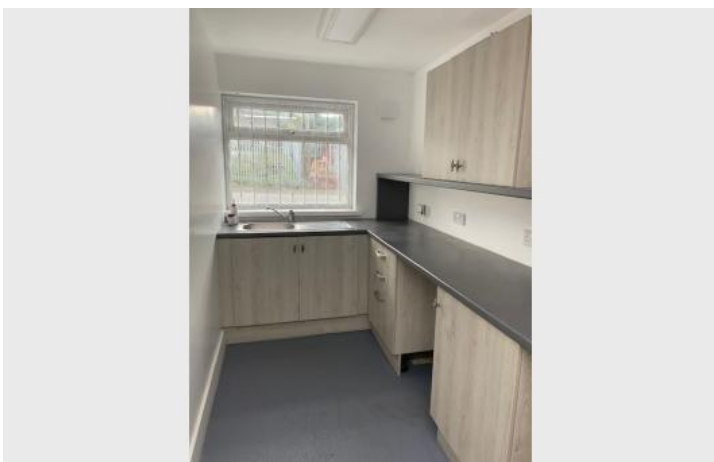
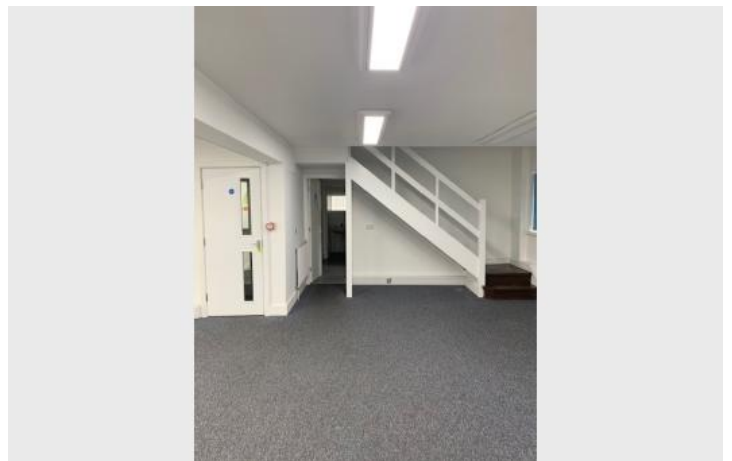
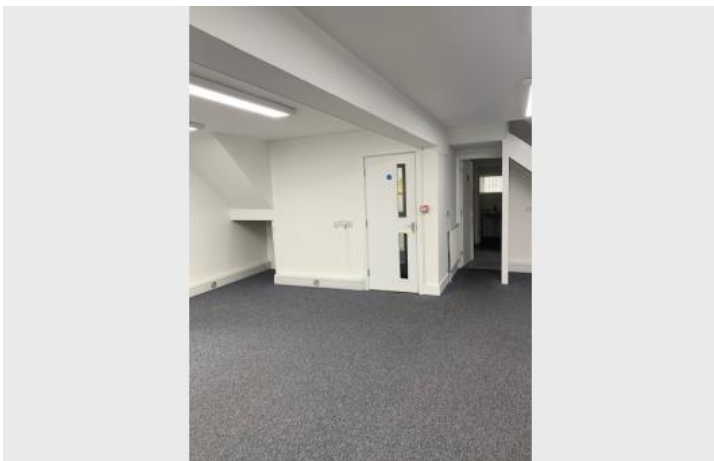
EPC Rating - D.

Viewing

Strictly by appointment with the Sole Agents.

Sellers Chartered Surveyors
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Additional Images



Additional Images

