

TO LET (by assignment)



**UNIT 5
STAMBERMILL
INDUSTRIAL ESTATE
TIMMIS ROAD
LYE
STOURBRIDGE
WEST MIDLANDS
DY9 7BQ**

- ❖ **GIA 5,145 SQ.FT. (477.9 SQ.M.) INCLUDING MEZZ OFFICES**
- ❖ **POPULAR LOCATION**
- ❖ **GOOD ACCESS**

LOCATION

The property is prominently located on the Stambermill Industrial Estate, Timmis Road, Lye (see location plan) Stourbridge town centre is within 1 mile distant.

DESCRIPTION

The property comprises a single storey industrial unit of steel portal frame construction with concrete floor, internal offices plus mezzanine offices above. Eaves height 20'2". Forecourt access and parking to the front of the unit.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

UNIT 5, STAMBERMILL IND. EST., TIMMIS RD, LYE, DY9 7BQCont'd.

	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
<u>MAIN UNIT</u> Having concrete floor, electrically operated roller shutter door. Ground floor offices incorporating separate ladies and gents toilets plus 2 partitioned office rooms. Pitched lined corrugated asbestos roof.	4,727	439.7
Stairs to:		
<u>MEZZANINE OFFICES</u> Comprising 2 rooms with wall mounted electric radiator heating.	<u>418</u>	<u>38.8</u>
<u>GROSS INTERNAL AREA</u>	<u>5,145 Sq.Ft.</u>	<u>478.0 Sq.M.</u>

SERVICES

3 phase electricity, water and drainage are available and connected to the property. We have not checked the efficacy nor the capacity of the services, installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

FIXTURES & FITTINGS

Electrically operated roller shutter door. Wall mounted electric heaters, carpets as fitted to offices.

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, and cannot verify that they are in working order, or fit for their purpose.

2023 RATEABLE VALUE : £24,250.

LEASE TERMS

The property is available by assignment of the existing lease which expires on 26th November 2028. The rent is fixed without review at £28,000.00 per annum (exclusive of rates, service charge and other outgoings) for the remainder of the term.

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LEGAL COSTS

Each party to pay their own respective legal costs incurred in the transaction.

V.A.T.

We are advised VAT is not applicable to this transaction.

EPC

Rating D – copy attached to these particulars.

REPAIRS & DECORATIONS

The premises are leased on full repairing and insuring terms.

VIEWING By strict appointment with the sole Agents :-

John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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Energy performance certificate (EPC)		
UNIT 5 STAMBERMILL INDUSTRIAL ESTATE STOURBRIDGE DY9 7BQ	Energy rating D	Valid until 2 July 2032
		Certificate number 9825-1976-2763-3253-0194

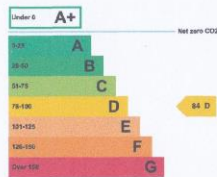
Property type	Storage or Distribution
Total floor area	525 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



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

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	117 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	45.68
Primary energy use (kWh/m2 per year)	268

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy-certificate/3464-4055-3873-9355-5307\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ian Barnhurst
Telephone	07836796149
Email	ian@compliancewestmidlands.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STR0001668
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 July 2022
Date of certificate	3 July 2022

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