

# TO LET (by assignment)



**UNIT 6  
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 storage above. Eaves height 20'2". Forecourt access and parking to the front of the unit.

Regulated by RICS

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EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

**UNIT 6, STAMBERMILL IND. EST., TIMMIS RD, LYE, DY9 7BQ .....Cont'd.**

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

**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** : £19,500.

**LEASE TERMS**

The property is available by assignment of the existing lease which expires on 7<sup>th</sup> November 2027. 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 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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**UNIT 6, STAMBERMILL IND. EST., TIMMIS RD, LYE, DY9 7BQ .....Cont'd.**

Energy performance certificate (EPC)							
UNIT 6 STAMBERMILL INDUSTRIAL ESTATE TIMMIS ROAD STOURBRIDGE DY9 7BQ	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until</td> <td>14 December 2031</td> </tr> <tr> <td><b>D</b></td> <td>Certificate number</td> <td>6591-6231-5146-9794-9463</td> </tr> </table>	Energy rating	Valid until	14 December 2031	<b>D</b>	Certificate number	6591-6231-5146-9794-9463
Energy rating	Valid until	14 December 2031					
<b>D</b>	Certificate number	6591-6231-5146-9794-9463					
Property type	B8 Storage or Distribution						
Total floor area	447 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: 21 A

If typical of the existing stock: 60 C

**Breakdown of this property's energy performance**

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	52.38
Primary energy use (kWh/m2 per year)	310

**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([energy-certificate/2032-7630-1627-4108-8320](#)).

**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	<a href="mailto:ian@compliancewestmidlands.co.uk">ian@compliancewestmidlands.co.uk</a>

**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	STR0001658
Telephone	0330 124 9960
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

**About this assessment**

Employer	Ian Barnhurst
Employer address	WALSALL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 December 2021
Date of certificate	15 December 2021

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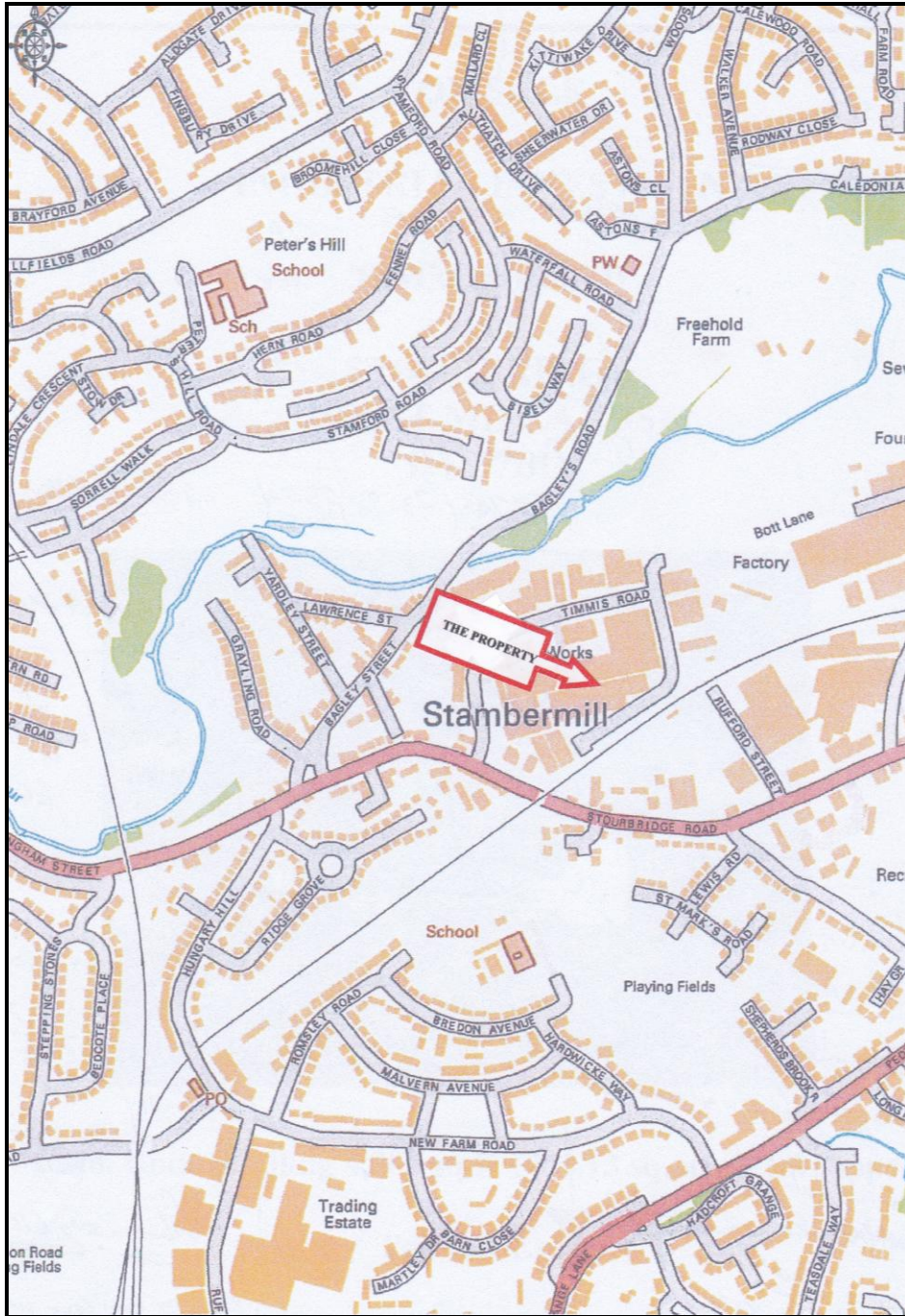
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