

TO LET



**THE PATTERN WAREHOUSE
& OFFICES
STOUR VALE ROAD
CORNER OF HAYES LANE
LYE
STOURBRIDGE
WEST MIDLANDS
DY9 8PR**

- ❖ **RENT FROM £4.46 PER SQ.FT.**
- ❖ **GIA 11,196 SQ.FT. (1040 SQ.M.)**
- ❖ **PROMINENT CORNER POSITION**

LOCATION

The property is located prominently at the junction of Stour Vale Road and Hayes Lane, Lye in a long established industrial area with residential properties immediately opposite. The property is less than 1 mile from Lye Town centre and equidistant between Stourbridge and Halesowen. Birmingham City Centre is approximately 12 miles distant to the east.

DESCRIPTION

The property comprises a detached light industrial/warehousing bay of brick construction with pitched panelled asbestos rooves, new UPVC double glazed windows, roller shutter door access to front and side elevations with useful internal loading dock. The accommodation also includes useful offices. The internal accommodation comprises.

Regulated by RICS

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COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

THE PATTERN WAREHOUSE & OFFICES, STOUR VALE ROAD, LYE,Cont'd.

AREA
SQ.FT. **SQ.M**

Main Unit

Having concrete floor, pitched panelled asbestos rooves on light steel frame roof trusses, eaves height 11'9". 3 phase electricity, works toilets comprising separate ladies and gents toilets and wash hand basins. Manually operated roller shutter doors to front and side elevations.



Bay 1.

4,906 455.8



Bay 2.

5,246 487.3
10,152 943.1

Useful internal loading dock facility to bay 2, 20'0" x 12'4" x 6'6".

Internal stairs leads to :-

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AREA
SQ.FT. SQ.M



Offices

1,044 96.9

Comprising single storey office of brick construction with flat mineral felted roof. Accommodation comprises a number of internal offices which kitchen/tea making area

Gross Internal Area

11,196 1,040
Sq.Ft. Sq.M.

RATEABLE VALUE To be separately accessed.

TENURE

The property is available on a new lease to be created within the provisions of the Landlord & Tenant Act 1954 (Part II) i.e. a business tenancy. Minimum term 5 years required.

RENT

Year 1. £50,000.00 per annum
Year 2. £60,000.00 per annum
Years 3-5 £75,000.00 per annum – all exclusive of rates, VAT and other outgoings.

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REFERENCES

The ingoing tenant will be required to supply not less than 3 references to include 1 bank and 2 business/trade references. These will be forwarded to the Landlord for approval prior to instructing solicitors.

LEGAL COSTS

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

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings referred to in these particulars are included in the disposal, all other items being expressly excluded. 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.

SERVICES

3 phase electricity, mains 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.

V.A.T.

We are advised VAT is not applicable to this transaction.

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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The Boro Foundry
Stourvale Rd.
Lye
Stourbridge
West Midlands



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