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Lye Valley Industrial Estate

Bromley Street, Lye, Stourbridge, DY9 8HX

Leasehold
Industrial/Warehouse Units

611 - 1,100 Sq Ft (56.76 - 102.19 Sq M)

To Let

Unit 20

Amenities

- To Be Refurbished
- Translucent Roof Lights
- Roller Shutter Door Access
- Estate CCTV
- Fenced & Gated Estate
- M5 J3

Lye Valley Industrial Estate

611 - 1,100 Sq Ft (56.76 - 102.19 Sq M)

Description

The Estate comprises 28 industrial/warehouse units of various sizes, with parking and loading areas fronting each unit.

The available units comprise steel portal framed buildings with insulated profile steel clad elevations, incorporating translucent light panels to the roof covering.

Once refurbished, the units will provide a specification to include level access roller shutter doors, LED lighting and WCs.

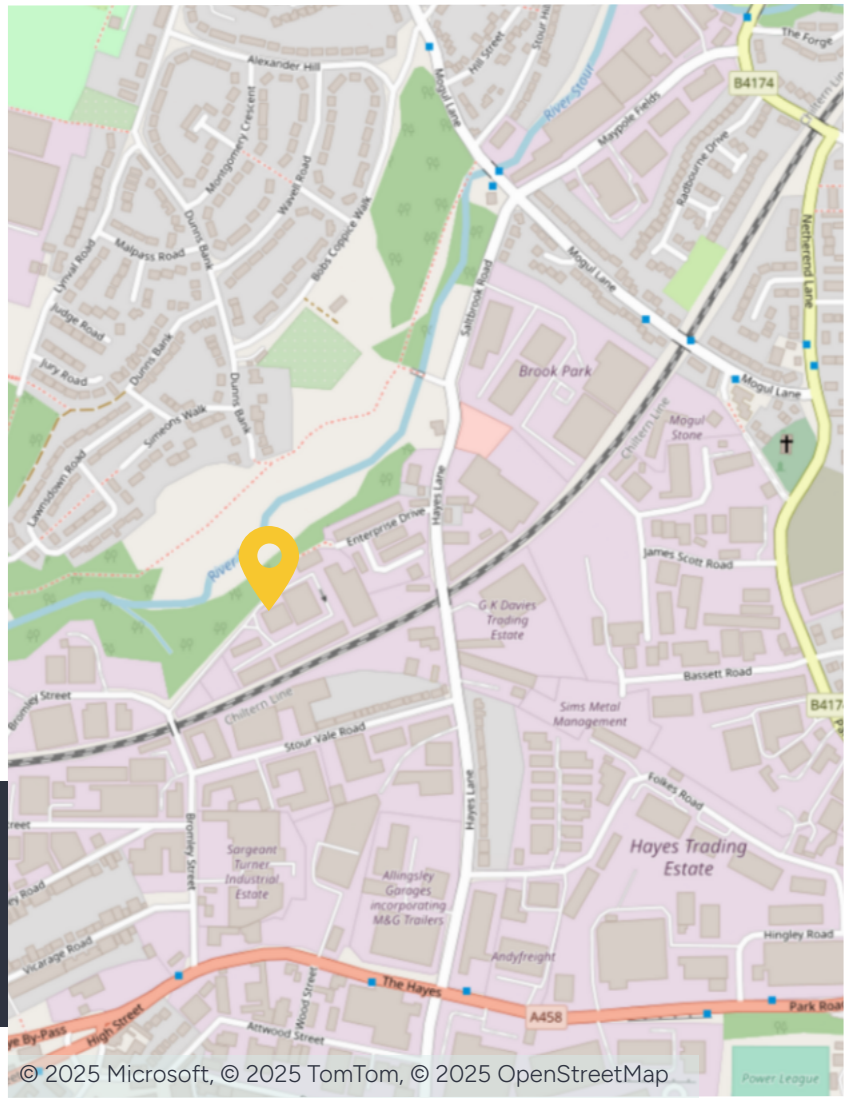
The estate is fully fenced with security gates and a CCTV system in operation.

Location

Lye Valley Industrial Estate is located close to the A4036, and A458 Stourbridge Road. It offers good access to the national motorway network. Junction 3, M5 motorway is located less than 5 miles to the east. Junction 9, M6 motorway is 10 miles to the north. Birmingham city centre is approximately 30 minutes drive and Birmingham airport is 40 minutes. Lye station is close by offering services to Stourbridge and beyond.

Accommodation

Description	Sq Ft	Sq M
Unit 12A	1,100	102.19
Unit 20	611	56.76



Locations

M5 J3: 4 miles
Stourbridge: 2.7 miles
Cradley Heath: 1.8 miles

Nearest station

Lye: 0.9 miles

Nearest airport

Birmingham International: 34.5 miles

Further information

Lease Terms
These premises will be available under a new full repairing and insuring lease for a term to be agreed.

Rent
Unit 12A: £11,000 per annum exclusive of VAT
Unit 20: £7,500 per annum exclusive of VAT

Exclusive of VAT, building insurance, business rates, service charge, water rates and all other outgoings.

Business Rates
Occupiers will be responsible for paying business rates directly to the local authority.

Services
Mains 3-phase electricity, gas, drainage and water are connected to the units.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge
A variable small charge is levied on the unit in order to cover the upkeep, maintenance, and management etc. of common parts and facilities. Levied on a fair proportion basis.

EPC
The units have the following EPC ratings:

Unit 12A: B
Unit 20: D

Buildings Insurance
The landlord will insure the building, with the premium to be reimbursed by the tenant.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings
Strictly by prior arrangement with Fisher German or our joint agents White Rose.

Unit 12A

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Particulars dated August 2026. Photographs dated August 2026.