fisher german

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 15	1,100	102.19
Unit 20	611	56.76

Locations

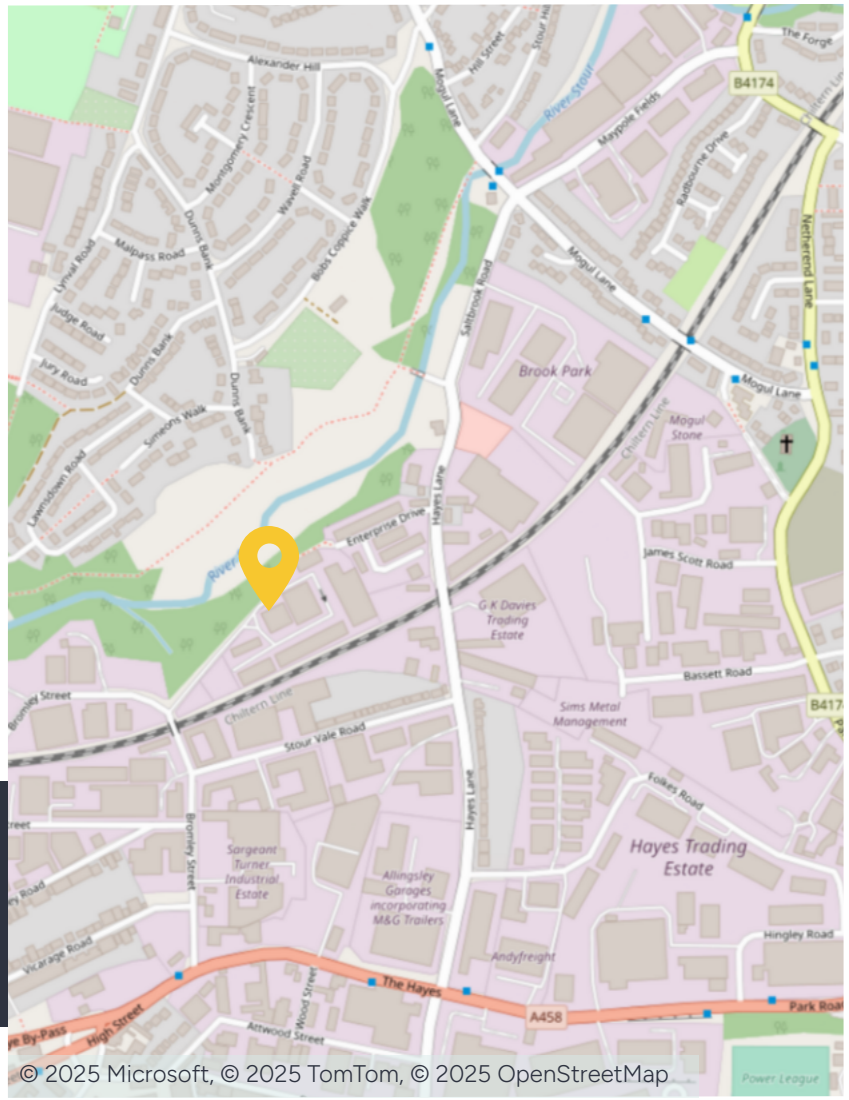
M5 J3: 4 miles
Stourbridge: 2.7 miles
Cradley Heath: 1.8 miles

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 15: £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 15: 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

fisher german

Contact us



Arjun Delay
07966 469 240
arjun.delay@fishergerman.co.uk



Jack Upton
07484 043 229
jack.upton@fishergerman.co.uk

Or our joint agents: White Rose Property

Luke Neal
0121 633 4433
ln@whiteroseproperty.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2026. Photographs dated August 2026.