

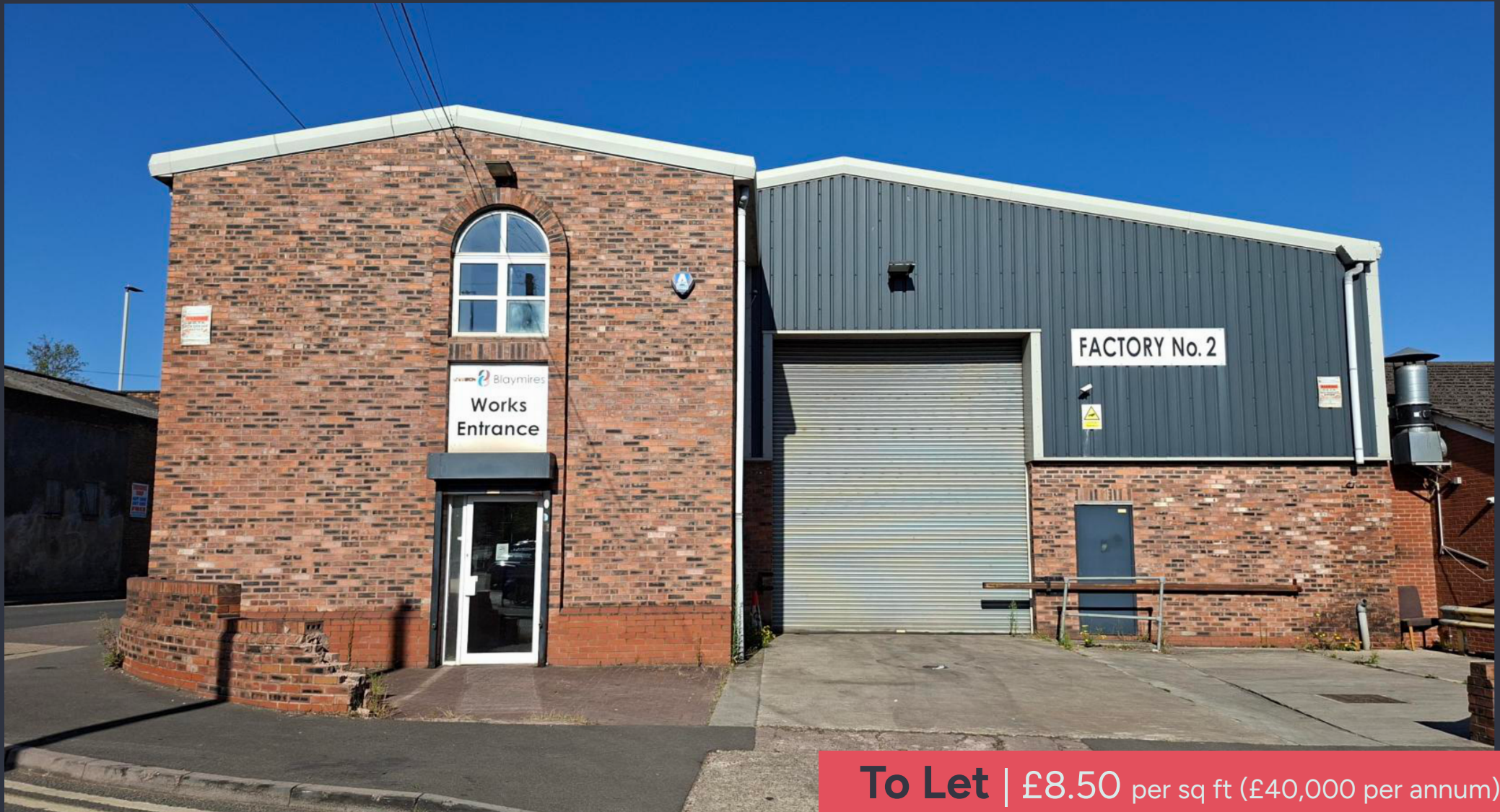
**fisher
german**

32-36 Lye By-Pass

Lye, DY9 8JD

Leasehold
Industrial / Warehouse

4,735 Sq.ft (439.9 Sq.m)



To Let | £8.50 per sq ft (£40,000 per annum)



Amenities



24/7



Roller Shutter
Access



Kitchen



Eaves Height
6.1m

32-36 Lye By-Pass

4,735 Sq.ft (439.9 Sq.m)

Description

Unit 2 comprises an industrial building primarily constructed with brick with part profile cladding elevations surmounted by a insulated lined roof.

Internally, the property offers part full-height warehouse space along with some additional accommodation beneath a mezzanine. Pedestrian access is provided via the main entrance door leading into a reception area including some additional ancillary and WCs. Vehicular access is provided via an electric roller shutter door.

The mezzanine provides office accommodation with a specification including open plan and private meeting space, vinyl flooring, suspended ceiling, dado trunking and a dedicated kitchenette.

Location

32–36 Lye By-Pass Road is situated in Lye, an established commercial location within the Black Country.

The property benefits from excellent road connectivity, with direct access to the A458 and convenient links to Junctions 3 and 4 of the M5 motorway, providing access to the wider Midlands motorway network.

Birmingham City Centre lies approximately 11 miles to the north-east, while Stourbridge town centre is around 2 miles to the south-west.

Lye railway station is also nearby, offering regular services to Birmingham and Worcester.

Locations

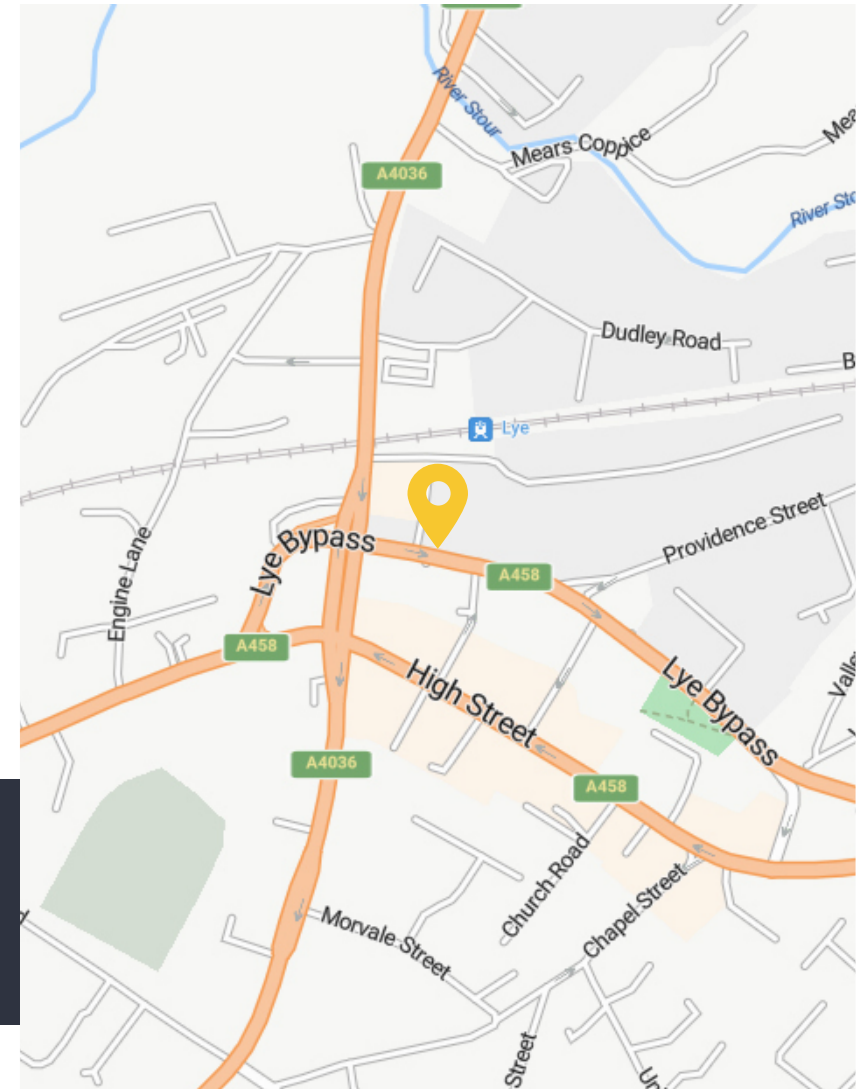
Stourbridge: 2 miles
Birmingham: 11 miles

Nearest station

Lye Railway Station: 0.7 miles

Nearest airport

Birmingham International: 24 miles



Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Warehouse	3,486	323.86
Ground Floor Reception/Offices	258	23.96
Mezzanine Level Offices	991	92.06
TOTAL	4,735	439.88

Further information

Rent

£40,000 per annum, exclusive of VAT – subject to contract.

Tenure

Leasehold

Lease Terms

The accommodation is available to let on terms to be agreed.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Business Rates

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

EPC

The EPC rating is C.

Legal Costs

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

Services

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.

Fixtures & Fittings

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

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.

Anti Money Laundering

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

Viewings

Strictly by prior arrangement with Fisher German or joint agent Hexagon Commercial.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Arjun Delay

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Particulars dated September 2026. Photographs dated September 2026.



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