OFFICE, TRADE COUNTER, WAREHOUSE | TO LET

VIEW ONLINE



220 STOURBRIDGE ROAD, LYE, STOURBRIDGE, DY9 7BE

0.25 ACRES (0.10 HECTARES)

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COMMERCIAL PROPERTY CONSULTANCY

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Prominent Commercial Premises Occupying a Corner Position on the A458 at its Junction with Timmis Road

- Detached Brick-Built Office Building with Reception, Offices, Meeting Room, Kitchen & WC's
- Secure, Gated Tarmac Forecourt with Loading and Extensive On-Site Parking
- Approx. 6 Miles from Junction 3 of the M5; Lye Railway Station within Walking Distance
- Highly Prominent Corner Frontage to the A458 Stourbridge Road
- Former Wash/ Valeting Bays with Approx. 5m Eaves & Roller Shutter Access
- Suitable for a Variety of Uses, Subject to Planning
- Site Area of Circa 0.25 Acres





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DESCRIPTION

The property occupies a prominent corner position, benefiting from excellent visibility and a substantial frontage. The site is well suited to a range of commercial occupiers, particularly those requiring a combination of office accommodation, secure external space and extensive on-site parking.

The property comprises a detached, single-storey brick-built office building situated on a self-contained site extending to approximately 0.25 acres (0.10 hectares). The building provides well-configured accommodation comprising an entrance reception area, manager's office, meeting room, staff room, kitchen, storage accommodation and WC facilities.

Externally, the property benefits from a substantial tarmac-surfaced forecourt, providing extensive car parking, loading and vehicle manoeuvring facilities. The site is securely enclosed with gated access, offering an excellent degree of privacy and security.

A particular feature of the property is the former vehicle washing and valeting bay, which provides an approximate 5-metre eaves height together with roller shutter access directly onto the forecourt. This offers useful ancillary accommodation suitable for storage, workshop or other commercial purposes.

The property was most recently occupied for motor vehicle sales and benefits from a flexible layout and generous external areas, making it suitable for a variety of alternative commercial uses, subject to obtaining any necessary planning consents.



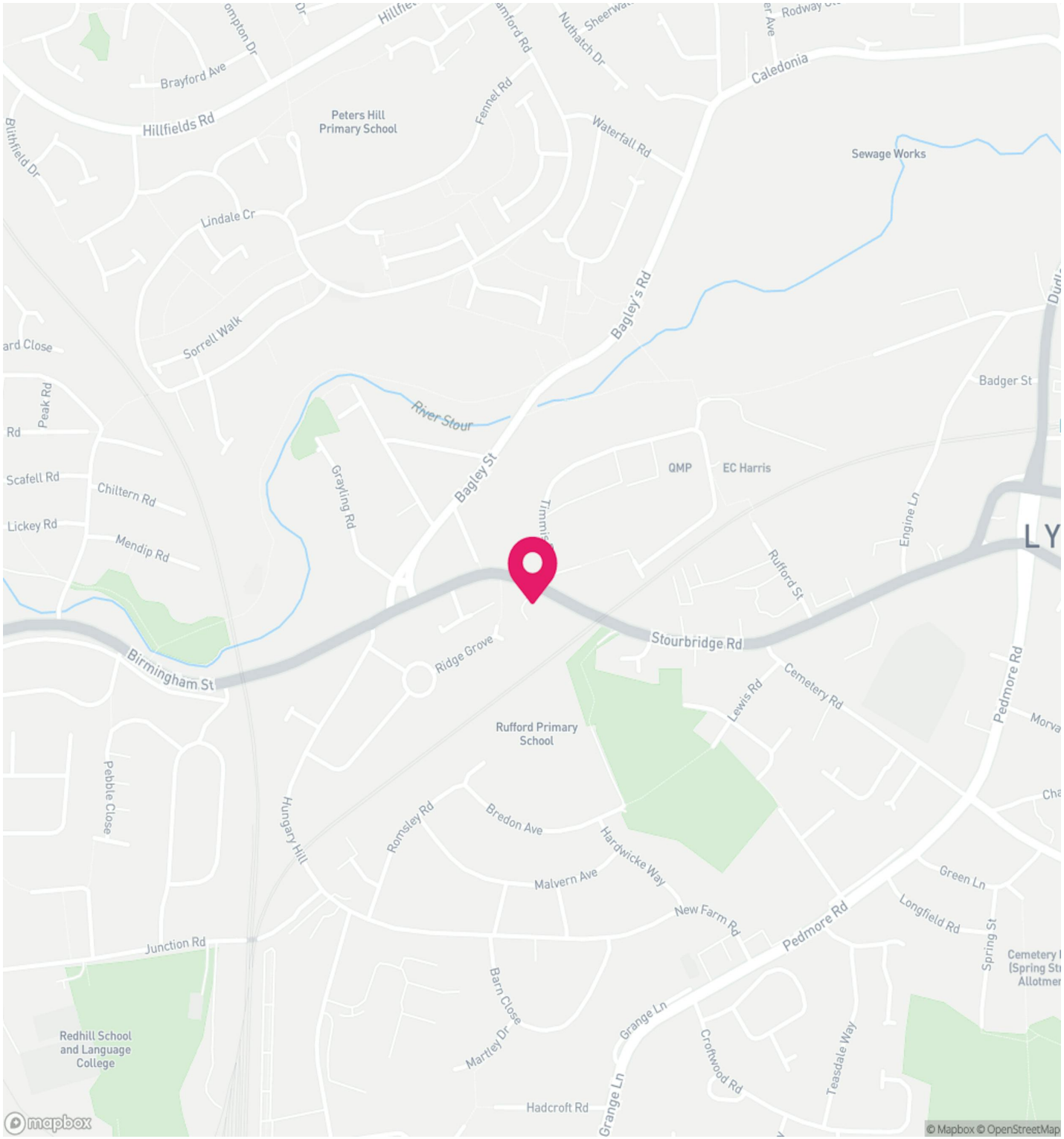


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LOCATION

The property occupies a prominent corner position at the junction of Stourbridge Road (A458) and Timmis Road, approximately one mile east of Stourbridge town centre, with excellent visibility and substantial frontage onto a principal arterial route linking Stourbridge with Lye, Halesowen and Birmingham. The surrounding area is an established commercial location with a mix of retail, trade, industrial and automotive occupiers.

The A458 gives direct access east to Halesowen and Birmingham, and the nearby A4036 connects to Brierley Hill, Dudley and the wider Black Country. Junction 3 of the M5 is approximately 5.5 miles away. Lye Railway Station is within walking distance, with regular services to Birmingham Snow Hill, Stourbridge Junction, Kidderminster and Worcester. Stourbridge Town Railway Station and the adjoining Stourbridge Interchange bus station are a short distance to the west and add further rail links and local and regional bus services.




BMG
BELT MOTOR GROUP


WILL HIRE
PLEASE USE
NEXT
ENTRANCE
50 YARDS ON LEFT

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AVAILABILITY

Name	sq ft	sq m	Availability
Building - Office	3,500	325.16	Available
Total	**3,500**	**325.16**	

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PLANNING

Last used as a vehicle hire depot (Sui Generis). Suitable for a variety of uses, subject to planning; enquiries to Dudley MBC.

VAT

We understand that the property is not elected for VAT.

SERVICES

We understand mains services are connected. These have not been tested and parties are advised to make their own enquiries.

EPC

Rating TBC. Certificate available on request.

LEGAL COSTS

Each party to bear its own legal costs.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£50,000 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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