

AVAILABLE SUBJECT TO LANDLORD  
ACQUIRING VACANT POSSESSION

**M** Multipark STOURBRIDGE

**TO LET** Trade/Industrial/Leisure (STPP) Warehouse Unit  
22,029 sq.ft (2,047 sq.m)

Block F Bay 5&6, Stourbridge Industrial Estate, Stourbridge, West Midlands, DY8 1JN

- 10 & 15 tonne cranes and rails available
- Approx 20ft (6.1m) to eaves
- Adjacent to St. Johns Ring Road, close to Stourbridge
- Modern office accommodation
- To be refurbished
- Industrial/Leisure uses available (STPP)

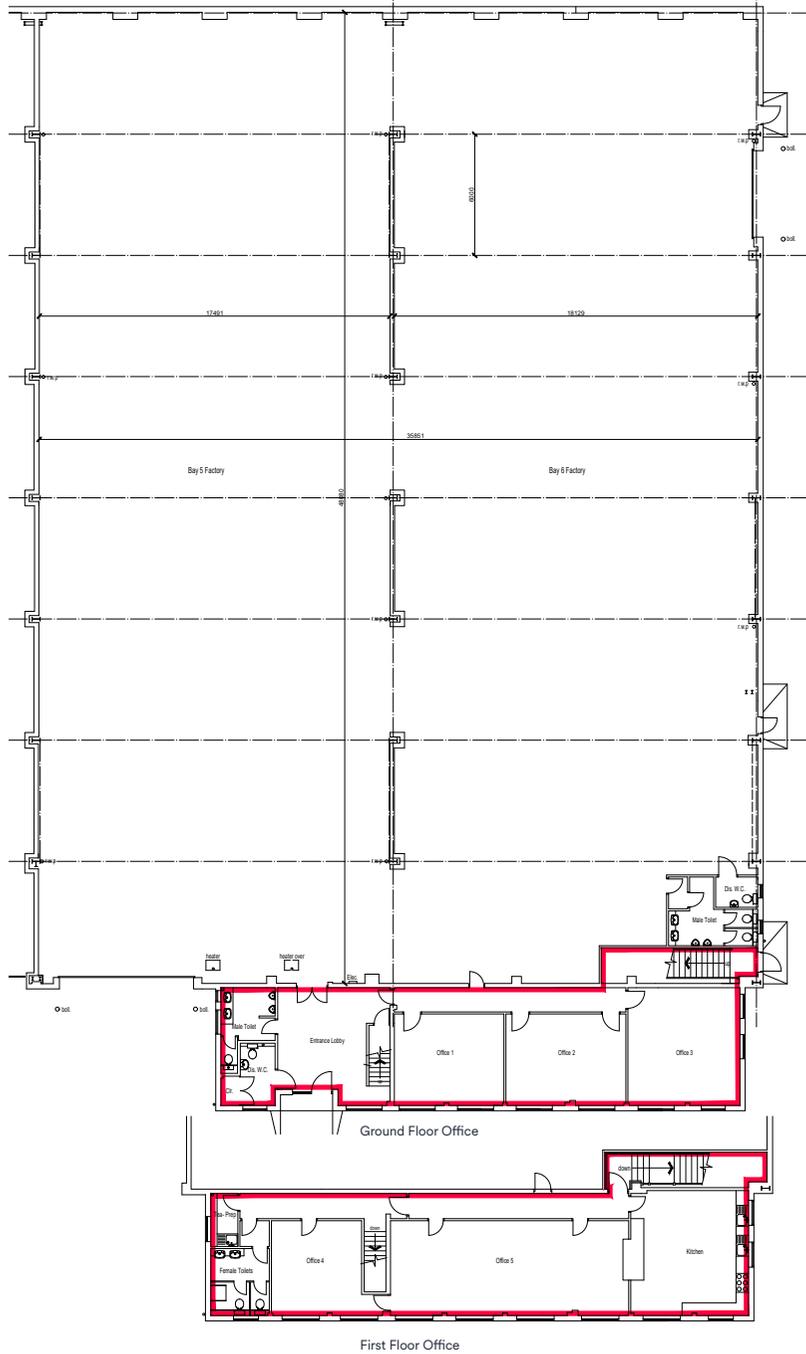
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## Areas (Approx. Gross Internal)

Ground Floor Office	2,013 sq.ft	(187 sq.m)
First Floor Office	1,786 sq.ft	(166 sq.m)
Warehouse	18,230 sq.ft	(1,694 sq.m)
<b>Total</b>	<b>22,029 sq.ft</b>	<b>(2,047 sq.m)</b>

## Description:

### WAREHOUSE

- Steel portal framed construction
- Approximately 20ft (6.1m) to eaves
- 10 & 15 tonne cranes and rails available
- LED Lighting
- Suspended gas heating
- Access is via two new electric roller shutter doors:  
Door 1: 21.9ft (6.7m) wide by 15.9ft (4.8m) high  
Door 2: 14.0ft (4.3m) wide by 13.3ft (4.1m) high

### OFFICE

- Refurbished carpeted and redecorated two storey offices
- Suspended ceilings and integral lighting
- Radiator gas heating system

## Rent & Business Rates

POA

## Service Charge & Insurance

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

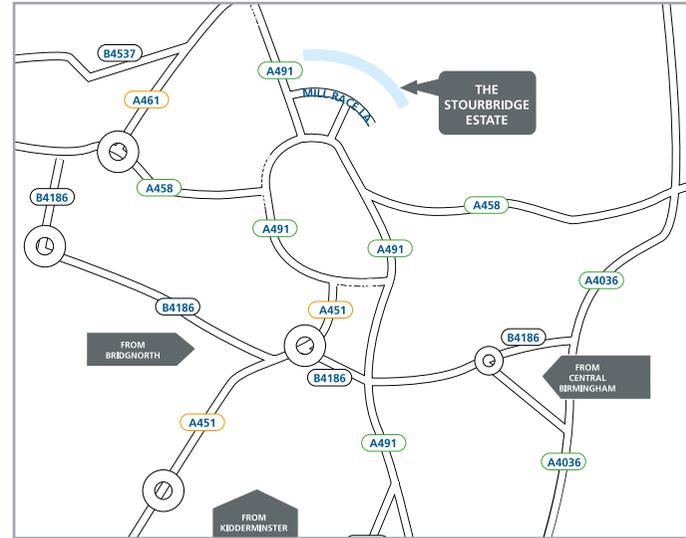
Further information available upon request.

## Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - DY8 1JN

A popular trade counter and leisure facility location, the Stourbridge Estate fronts Stourbridge Ring Road at St. Johns Road, which is less than half a mile from the town centre, giving easy access to Kingswinford, Dudley and Wolverhampton via the A491.

Occupiers include: Kwik Fit, Tile Trend, Plumbase, Howden Joinery, Tyre Store, Crown Paints, Fielding's Auctioneers, Dominos Pizza, Porter & Woodman, Fox Group (Moving & Storage), EL Bouts Motors (Citroen Cars), Chilly Kiddies Playzone and Full Throttle Raceway (Go-Karting).



## Viewing

Strictly via prior appointment with the appointed agents



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