



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNIT

**4,858 sq ft
(451 sq m)**



**UNIT 5 & 6, HAYES LANE INDUSTRIAL ESTATE,
HAYES LANE, LYE, STOURBRIDGE DY9 8PA**



- ◆ 3 roller shutter doors.
- ◆ New office, WCs and kitchen facilities.
- ◆ Potential for adjacent secure yard.
- ◆ New Roof and Cladding.
- ◆ 5 Miles from J3 of M5.
- ◆ Comprehensively refurbished.

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LOCATION

Hayes Lane Industrial Estate is located off Hayes Lane, within the established industrial area of Lye, Stourbridge.

The estate sits in an established commercial setting and is well placed for access to the surrounding Black Country and wider West Midlands via local road networks. The estate is 5 miles from Junction 3 of the M5.

DESCRIPTION

The unit has been comprehensively refurbished to include a new roof and cladding system. The unit comprise of steel portal frame construction with part brick and part block work elevations with steel profile cladding above beneath a pitched lined roof incorporating roof lights and a concrete floor. The unit provides a working height of 4m. The three roller shutter doors measure 4.2 m high x 4.0m wide.

The property has a newly installed open plan office and ancillary block providing office accommodation, WC and kitchen facilities.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Warehouse	4,051	376
Offices	807	75
Total	4,858	451

OUTSIDE

To the front of the unit is ample car parking and vehicle circulation.

Adjacent to the property is an unsurfaced yard area of 6,300 sq ft . This could be surfaced and fenced to provide a secure compound with the subject unit at an additional rent to be agreed.

RENTAL PRICE

Please contact the agent.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 818181.

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £26,500
Rates Payable: £13,223.50 per year (2026/27)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

LEGAL COSTS

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

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

Photography and further information is available at bulleys.co.uk/3aoakdale

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121