



# TO LET

Warehouse/Industrial Unit **4,576** sq.ft (425 sq.m)

**Block L Bay 2**, Stourbridge Estate, Mill Race Lane, Stourbridge, West Midlands **DY8 1JN**

- Monitored CCTV Estate Security System
- Adjacent to Stourbridge Ring Road
- Very close to Town Centre

## LCP

**01384 400123**  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

## DESCRIPTION

- Monitored CCTV Estate Security System
- Adjacent to Stourbridge Ring Road
- Very close to Town Centre

## AREAS (Approx. Gross Internal)

<b>TOTAL</b>	4,576 sq.ft	(425 sq.m)
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## RENT & RATES

On application.

## 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

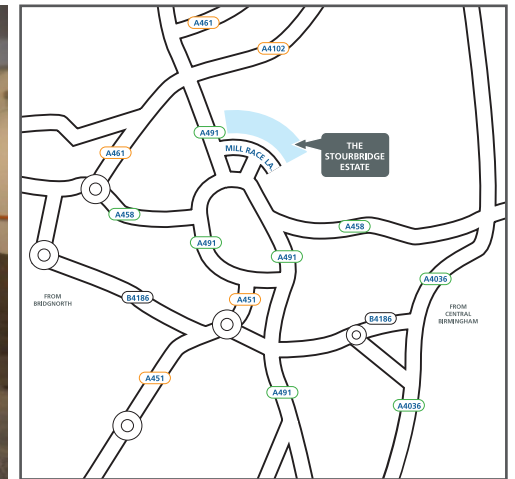
Further information available upon request.

## PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.



## 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).

## APPROXIMATE TRAVEL DISTANCES

Stourbridge Town Centre	<b>0.25 miles</b>
Dudley Town Centre	<b>6.5 miles</b>
Merry Hill Shopping Centre	<b>3 miles</b>
M5 Junction 2	<b>9 miles</b>
M6 Junction 10	<b>20 miles</b>

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