



Unit 1a, Sandy Lane Industrial Estate, Stourport-on-Severn, Worcestershire, DY13 9QB

TO LET - £9,600.00 per annum / £800.00 per calendar month

Total gross internal area approx. 598 sqf / 55 sqm

Ground floor unit which comprises of an entrance hall, office and large storage/office to the rear. The property benefits from electric heating, toilet facilities, kitchenette and 3 parking spaces to the front.

Fully insuring and repairing lease available

EPC = D

- Ground floor unit
- Electric Heating
- Parking
- Toilet facilities
- Kitchenette
- EPC=D

£9,600 per annum / £800 per calendar month

Main room

16'10" (5.13) Average depth x 25'6" (7.77) width

Wooden windows x3, rear access, store cupboard

Entrance Hall

34'4" x 10'8" (10.46m x 3.25m)

Electric heater

Office - Left hand side

11'11" x 9'11" (3.63m x 3.02m)

Electric windows, double glazed window

Kitchenette

Wooden Window, sink, units

Toilet

Wooden window, wash hand basin with vanity unit

Outside

x3 parking spaces to front

Energy performance Certificate

EPC Rating = D

Rent

£9,600.00 per annum / £800.00 per calendar month

Business Rates

Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to www.gov.uk or www.wyreferestdc.gov.uk

Lease Details

New Lease available on internal repairing and insuring Terms. Terms of the lease are negotiable
Each party would pay for their own legal fees

Building Insurance

The ingoing tenant is responsible for paying the Landlord for the Building insurance on commencement of the lease. This will be charged out on an annual basis

Legal Fees

Landlord and tenant would pay their own legal fees.

Tenant to pay the letting/referencing fees to Letting agents.

Referencing / Deposit

A successful tenant will need to provide satisfactory references. The Landlord will also require a deposit. To be advised on application.

Services

Mains water, electricity, gas and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Fixtures & Fittings

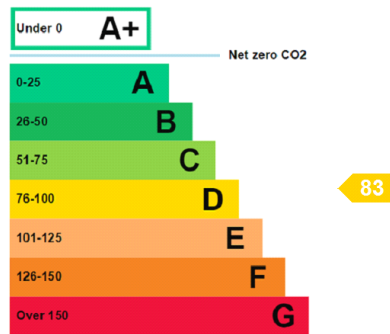
Any fixtures and fittings not mentioned in these lettings particulars are excluded from the lease.

Viewing

By prior appointment with Doolittle & Dalley 01562 821600.

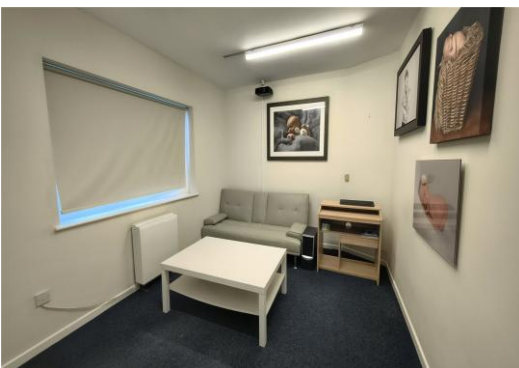
Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.