

AVAILABLE SUBJECT TO LANDLORD  
ACQUIRING VACANT POSSESSION



**M** Multipark STOURBRIDGE

**TO LET** HIGHLY PROMINENT  
TRADE COUNTER/  
RETAIL UNIT (STP) **1,521 sq.ft**  
(141 sq.m)

Block L Bay 5, Stourbridge Industrial Estate, Stourbridge, West Midlands, DY8 1JN

- Close to other National Trade Occupiers
- Close to Stourbridge Town Centre
- Good Footfall across the site

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# Block L Bay 5, Stourbridge Industrial Estate, Stourbridge, West Midlands, DY8 1JN



- PROMINENT TRADE COUNTER / RETAIL UNIT (STP)
- BUSY TRADING ESTATE WITH NEIGHBOURING OCCUPIERS INCLUDING COSTA, MCDONALDS, KFC, DOMINOS, TOOLSTATION, SCREWFIX AND MANY MORE
- c.20,000 DAILY VEHICLE MOVEMENTS (SEPT 2023)

# Block L Bay 5, Stourbridge Industrial Estate, Stourbridge, West Midlands, DY8 1JN

## DESCRIPTION

Block L Bay 5 is a highly prominent trade counter/retail unit (STP) situated on the exceedingly sought after Stourbridge Industrial Estate. Located within close proximity to the Stourbridge Town Centre, your business will be keeping 'good company' with the array of national nearby occupiers including McDonalds, Costa, KFC, Dominos, Screwfix, Howdens, Screwfix, Dominos (plus many more). The unit comprises of:

- Portal Frame Construction with overclad to front elevation
- Eaves Height 15'1" (4.6m)
- Front roller shutter door 4.8m high x 3.6m wide
- Lighting throughout
- Office and toilet accommodation

## AREAS (Approx. Gross Internal)

<b>Total</b>	<b>1,521 sq.ft</b>	<b>(141 sq.m.)</b>
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## RENT

POA

## RATES

Further information provided upon request

## SERVICE CHARGE & INSURANCE

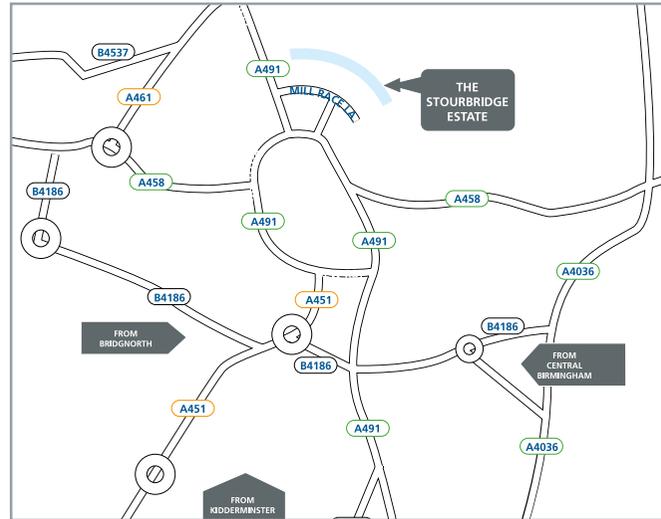
A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

## ENERGY PERFORMANCE

EPC D:85. 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.



## 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).

## LEGAL AND SURVEYOR COSTS

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



## Viewing

Strictly via prior appointment with the appointed agents



**Harvey Pearson**  
07387 165367

hp@hexagoncommercial.co.uk

**Jack Summers**  
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