

YEAR 1 INCENTIVE AVAILABLE*



M Multipark STOURBRIDGE

TO LET

Trade/Warehouse/Industrial Unit

9,180 sq.ft (852 sq.m)

Block B Bay 1, Multipark Stourbridge, Stourbridge, West Midlands, DY8 1JN

• Prominent Location • Close to other National Trade Occupiers • Adjacent to St. Johns Ring Road, close to Stourbridge Town

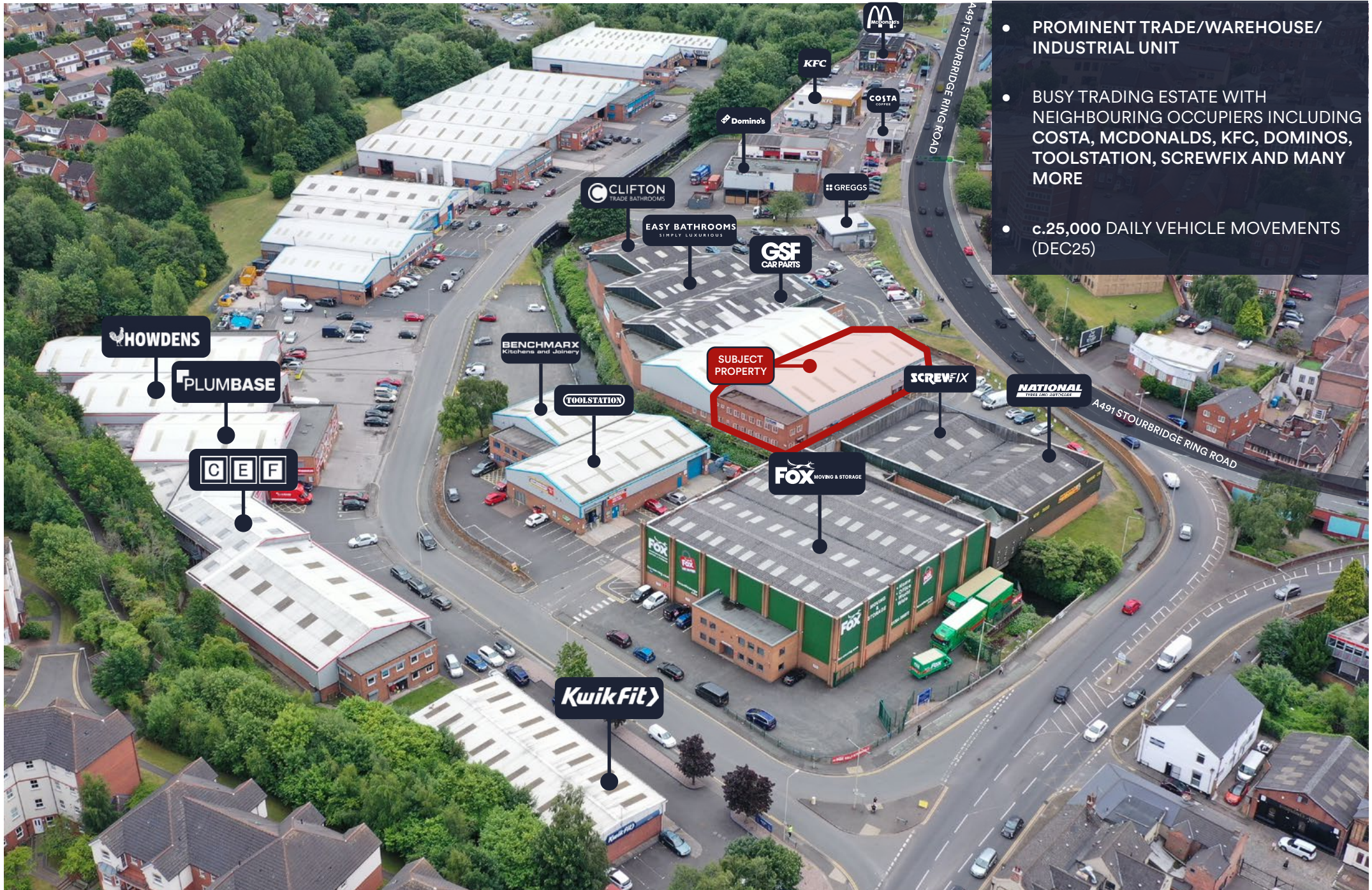
M M^{Core}
LCP UK

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lcpgroup.co.uk



Block B Bay 1, Multipark Stourbridge, Stourbridge, West Midlands, DY8 1JN



- **PROMINENT TRADE/WAREHOUSE/ INDUSTRIAL UNIT**
- **BUSY TRADING ESTATE WITH NEIGHBOURING OCCUPIERS INCLUDING COSTA, MCDONALDS, KFC, DOMINOS, TOOLSTATION, SCREWFIX AND MANY MORE**
- **c.25,000 DAILY VEHICLE MOVEMENTS (DEC25)**

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Areas (Approx. Gross Internal)

Ground Floor Office and ancillary	1,044 sq.ft	(97 sq.m)
First Floor Office and ancillary	973 sq.ft	(90 sq.m)
Warehouse	7,163 sq.ft	(665 sq.m)
Total	9,180 sq.ft	(852 sq.m)

Description:

WAREHOUSE

- Steel Portal Frame construction
- Two Storey Office Block
- Main Eaves Height 5.6m (18'6")
- 2 roller shutter doors to the front and side elevation
- LED lighting to be installed

OFFICE

- Ground and First floor offices
- LED lighting to be installed

Rent

POA - *Year 1 incentivised rent is offered assuming 3 months rent free based on a 5-year term certain.

Rateable Value

£55,500 (1st April 2023 to present).

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC: C. 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.

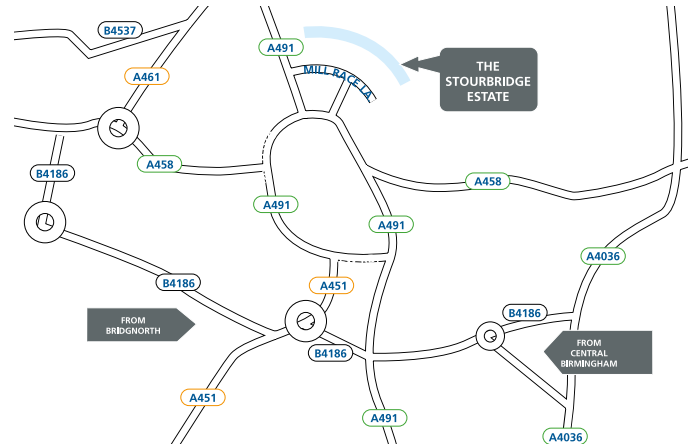
Legal and Surveyor Costs

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, 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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