

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

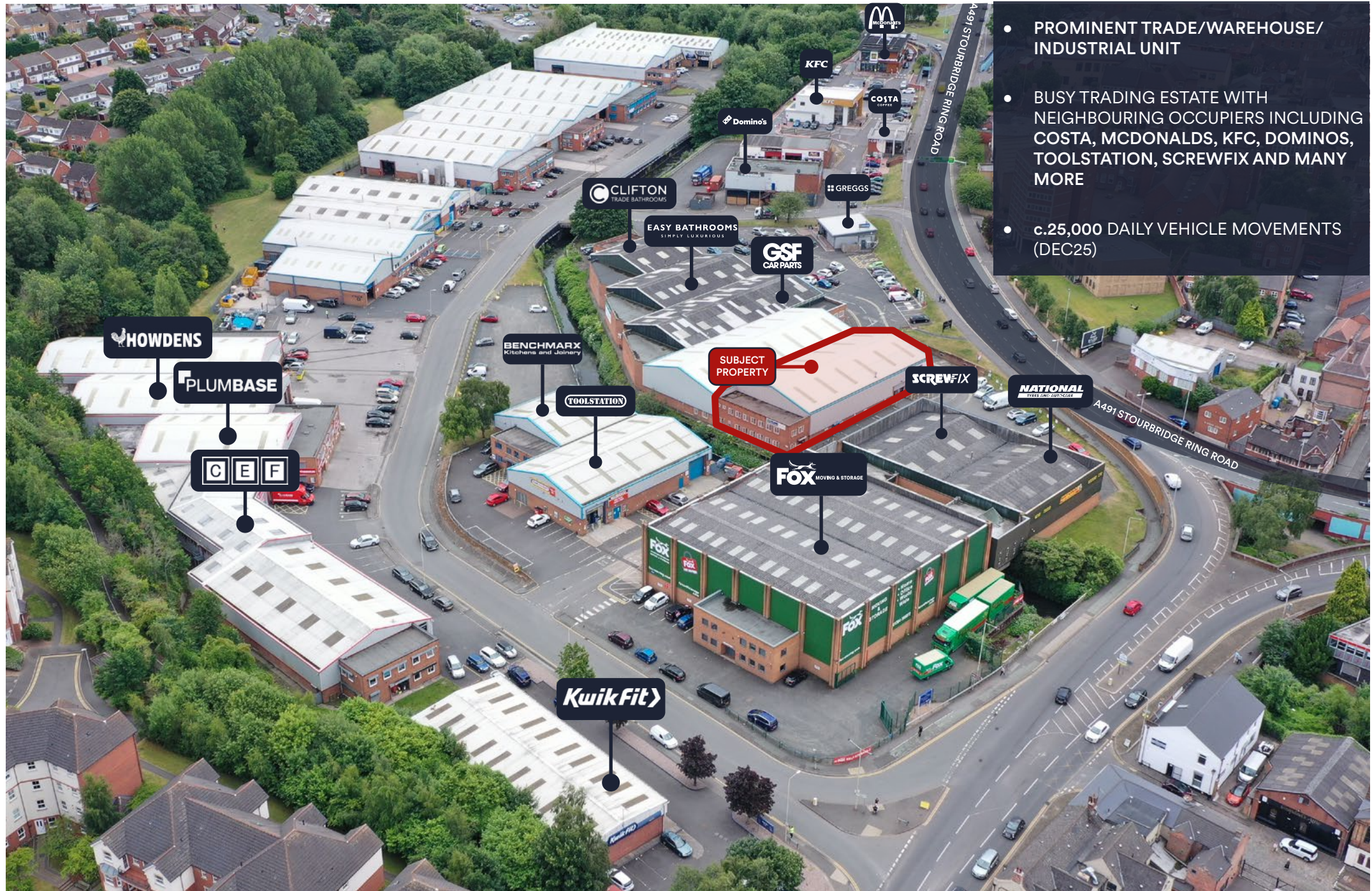
M **M[®]Core**
LCP UK

**01384
400123**

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)

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



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

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

£69,000 (From 2026).

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.

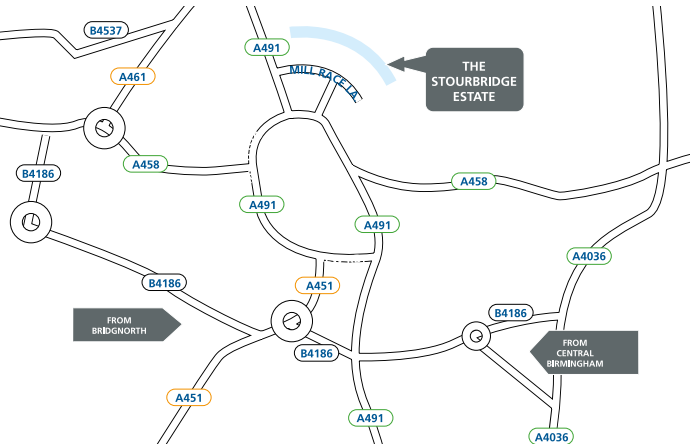
Legal and Surveyor Costs

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



Max Shelley
07881 948908
max.shelley@bulleys.co.uk



Tom Morley
07921 974 139
thomas.morley@harris-lamb.com

Matthew Tilt
07834 626 172
matthew.tilt@harris-lamb.com



David Charlton
07471 215144
DCharlton@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.