/INDURENT



Industrial

UNIT 2A | GAINSBOROUGH TRADING ESTATE

Rufford Road, Stourbridge, DY9 7ND

UNIT 2A | 1,505 SQ FT

Offices available in a popular business location

An opportunity has arisen to rent good quality office space within the established Gainsborough Trading Estate situated in the heart of Stourbridge.
The office measures 1505sqft and would suit a variety of businesses. The office has a number of features including a kitchen and has a separate board room
The site is accessible 24 hours per day and has gated access during out of hours trading.
Gainsborough Trading Estate has great road links to the M5 Motorway and the surrounding West Midlands area making it ideal for optimising logistics and distribution networks.
Additionally, there is a good rail network available with Stourbridge railway station being in close proximity to the estate.

Lease Type	New



Unit Summary

- Kitchen Facilities
- Flexible Space
- 24 Hour Access
- On-Site Canteen Facility
- Car Parking
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,900.00	£8.57
Rates	£5,832.00	£3.88
Maintenance Charge	£1,800.00	£1.20
Insurance	£301.00	£0.20
Total Cost	£20,833.00	£13.84

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

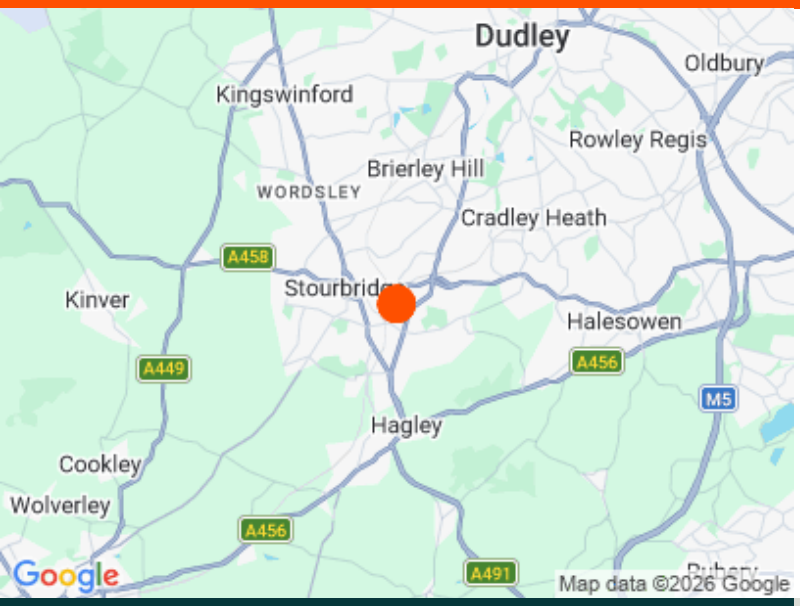
For more info please visit: unit.info/UIP0100888

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Location

The site is located in Stourbridge, approximately 14 miles south west of Birmingham and 0.8 miles from Stourbridge Town railway station.

Road
M5: 5 miles

Airport
Birmingham Airport: 30 miles

Rail
Stourbridge: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (55)

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Key Contact



Rebecca Beddows
Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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