hexagon™
commercial property

RICS



- RENTAL INCENTIVES AVAILABLE
- RECENTLY REFURBISHED
- LED BAY LIGHTING
- 24-HOUR ACCESS / CCTV
- SECURE GATED SITE
- SHARED ESTATE TOILETS

INDUSTRIAL

3,142 SqFt (292 SqM)

£22,000 plus VAT per annum

Units C1 & C3 Quantum Works, Stourbridge, DY8 3TD

TO LET

hexagon™
commercial property

















Description

This newly refurbished industrial unit is located in Stourbridge within Quantum Works on Enville Street. The unit is situated to the rear of the estate and is approximately 3,142 sq ft. The unit has new LED lighting, office accommodation and tea prep facilities. The estate is securely gated and benefits from 24-hour access and CCTV, as well as shared toilet facilities on-site which have recently been refurbished.

Location

The premises are located on Enville Street, a short distance from Stourbridge Town Centre and just off the Stourbridge Ring Road. Enville Street adjoins Bath Road (A458), one of the main routes to and from Stourbridge, providing strong connections to neighboring towns and cities such as Kingswinford, Wollaston and Hagley.

Accommodation

C1 - 2,441 Sq Ft

C3 - 701 Sq Ft

Rates

C1 Rateable Value - £6,400

C3 Rateable Value - £2,500

It is thought that an ingoing tenant should benefit from 100% business rate relief via the Small Business Rate Relief government initiative however confirmation should be sought.

Terms

The premises are to be let by way of a new lease on terms to be agreed.

Service Charges - £4,466 plus VAT per annum.

Buildings Insurance - £684.75 plus VAT

EPC C1 - D83

EPC C3 - C54