



hexagonTM
commercial property



- WELL REGARDED ESTATE
- REFURBISHED UNIT
- ROLLER SHUTTER ACCESS
- GENEROUS EAVES HEIGHT

INDUSTRIAL

1,015 Sq Ft (94 Sq M)

£9,000 per annum exclusive

Unit E The Old Dairy, Brierley Hill, DY5 3JL

TO LET



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Description

This refurbished industrial unit provides approximately 1,015 sq ft of usable floor space and is situated at the rear of The Old Dairy Estate, Brierley Hill. The property comprises ground-floor warehouse accommodation alongside a lower-ground-floor office and W/C facility. 24/7 Access is provided via a secure personnel door and a large roller shutter, while a gated entrance offers additional security.

Location

The property is situated at the rear of The Old Dairy Estate on Brettell Lane (A461), approximately 0.75 miles from Brierley Hill town centre. The A461 provides a direct route between Stourbridge, Brierley Hill and Dudley, connecting with the wider Black Country road network. Lye railway station is approximately 1.25 miles away, while Junction 2 of the M5 motorway is approximately 6.5 miles from the property. Local bus stops are also available along Brettell Lane.

Accommodation

Warehouse - 878 Sq Ft

Lower Ground Floor Offices: 137 Sq Ft

Total Accommodation: 1,015 Sq Ft

Rates

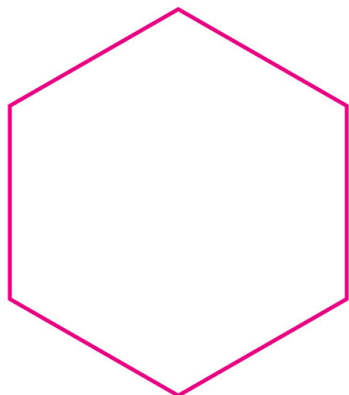
Rateable Value: £9,700

It is understood that this property may benefit from small business rates relief. Interested parties are to confirm their queries regarding business rates with the relevant local authorities.

Terms

Terms to be agreed by way of new lease.

Application Fee: £100 plus VAT



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