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commercial property

RICS



- PROMINENT ROADSIDE LOCATION
- AMPLE CAR PARKING
- UNDERGOING REFURBISHMENT
- OPEN PLAN WAREHOUSE LAYOUT

INDUSTRIAL

6,468 Sq Ft (601 Sq M)

POA

Unit A and B The Old Dairy, Brierley Hill, DY5 3JL

TO LET

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FIRE EXIT

Description

Units A and B at The Old Dairy occupy a prominent roadside position on Brettell Lane and are offered together, providing approximately 6,468 sq ft of showroom, retail, office and warehouse accommodation.

Unit A comprises approximately 1,889 sq ft of open-plan accommodation suitable for showroom or manufacturing use. Unit B provides approximately 4,579 sq ft across the ground floor and mezzanine, comprising 1,597 sq ft of ground-floor retail space, 1,070 sq ft of rear storage and a mezzanine of approximately 1,912 sq ft.

Both units benefit from roller shutter security and parking to the front. Unit A is currently undergoing refurbishment, with completion expected imminently.

Location

The property is situated at the front 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

Unit A:

Total Accommodation: 1,889 Sq Ft

Unit B:

Ground Floor Retail: 1,597 Sq Ft

Ground Floor Rear Storage: 1,070 Sq Ft

Mezzanine: 1,912 Sq Ft

Total Accommodation: 4,579 Sq Ft

Both Units: 6,468 Sq Ft

Rates

Unit A:

Rateable Value: £15,000

Rates Payable: £5,730 approx.

Unit B: Rateable Value: £19,000

Rates Payable: £7,258 approx.

Interested parties are to confirm their queries regarding business rates with the relevant local council.

Terms

Terms to be agreed by way of new lease.

Application Fee: £100 plus VAT

Lease Fee: £350 plus VAT

RICS



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