

Industrial

Unit 22 | Gainsborough Trading Estate

📍 Rufford Road, Stourbridge, DY9 7ND

Unit 22 | 1,000 sq ft

Ideal starter unit on established industrial estate

This flexible space is ideal for a start up business or trade counter. The unit benefits from double glazed windows, WC facilities, and car parking, and is located on a popular business park with 24 hour access and CCTV. The estate is less than a mile from Stourbridge rail station and just 14 miles outside of Birmingham, making it the perfect base for a range of business uses, such as manufacturing, retail warehousing, or secure storage.

Lease Type

New



✔ Unit Summary


- Electric Roller Shutter Door
- Starter Unit
- Secure Estate
- Well Maintained Estate
- Flexible Space
- Car Parking

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|-------------------|---------------|
| Rent | £11,200.00 | £11.20 |
| Rates | £2,293.20 | £2.29 |
| Maintenance Charge | £1,600.00 | £1.60 |
| Insurance | £200.00 | £0.20 |
| Total Cost | £15,293.20 | £15.29 |

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.

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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
14 miles south west of Birmingham



Airport
Birmingham Airport is just over 30 miles away



Rail
14 miles south west of Birmingham

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 | Strictly by prior appointment. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | C (75) |

Key Contact



Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials 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 Industrials.co.uk."



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