



hexagon™
commercial property



- WELL REGARDED TRADING CENTRE
- AMPLE PARKING / CIRCULATION SPACE

INDUSTRIAL

23,061 Sq Ft (2,142 Sq M)

POA

Unit 8 Old Forge Trading Estate, Lye, DY9 8EL

TO LET



hexagon™
commercial property



Description

This unit is located on Old Forge Trading Estate in Lye. It offers an open plan warehouse space of circa 22,000 sq ft, including toilet facilities and a space that can be utilised as a staffroom or an office, with ample parking to the side of the unit.

Location

The unit is located on the well-regarded Old Forge Trading Estate just off Dudley Road (A4036) on the outskirts of Stourbridge. The A4036 provides connections to nearby towns such as Stourbridge (2 miles) and Dudley (5 miles), as well as excellent access to the M5 and the motorway network via Junction 3 (5 miles). There are also strong transport links, with Lye Train Station being a short 2-minute walk away.

Accommodation

Unit 8 - 23,061 Sq Ft

Rates

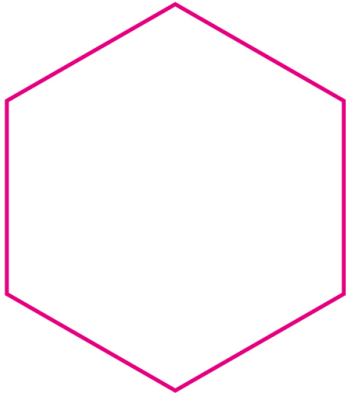
Current Rateable Value - £107,000

Rates Payable - £53,393 approx

All information should be confirmed with the relevant local authority.

Terms

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



...get social
with Hexagon

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

tw @HexagonCP

ig @HexagonCommercial

...and stay up-to-date with all
the latest properties
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices are quoted exclusive of VAT. These particulars were produced in April 2019.

Hexagon Commercial Property is a trading name of Lex Allan Limited

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

The Auction House
87/88 St Johns Road
Stourbridge
West Midlands
DY8 1EH



hexagonTM
commercial property