



PRELIMINARY DETAILS

TO LET
INDUSTRIAL/WAREHOUSE PREMISES
UNIT 3 HAYES TRADING ESTATE
FOLKES ROAD
STOURBRIDGE
DY9 8RG



18,490 Sq. ft. (1,718 Sq. m.)

Approx. Gross Internal Area

- Detached
- To be refurbished
- Large power supply
- Secure yard





Location:

The property is situated on Hayes Trading Estate, Folkes Road, off the A458 Park Road.

Lye Town Centre is approximately 0.5 mile to the West and Halesowen Town Centre is 2 miles to the East.

The M5 Motorway is accessed via Junction 3 which is approximately 5 miles distant.

Description:

The property comprises a detached industrial/warehouse and benefits from the following:

- Steel portal frame construction
- Lined insulated profile metal cladding
- Approx. 5.95 m eaves
- LED lighting
- 1 level access loading door
- 1 drive in loading bay
- Single storey office accommodation
- Secure yard
- Substantial car parking.

Accommodation:

	Sq. ft.	Sq. m.
Industrial/warehouse	15,844	1,472
Offices	1,647	153
Works offices/stores	999	93
Approx. Total Gross Internal Area (GIA)	18,490	1,718

Tenure:

The property is available on a new full repairing and insuring lease, on terms to be agreed.

Rent:

On application

Business Rates:

Rateable Value (Current - 2023): £85,000

Rateable Value (From April 2026): £91,000

EPC:

To be confirmed

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to be responsible for their own legal costs incurred in the transaction.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.



Viewing:

Strictly by prior appointment via agents:

HARRIS LAMB

Tel: 0121 455 9455

Contact: Sara Garratt
Email: Sara.garratt@harrislamb.com

OR

SELLERS



Tel: 01384 456789

Contact: Matthew Pearcey
Email: Matthewpearcey@sellers-surveyors.co.uk

Ref: G5802
Date: January 2026

Subject To Contract





