



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**INDUSTRIAL/WAREHOUSE UNIT
WITH OFFICES**

**11,000 sq ft
(1,021 sq m)**



**UNIT 9 G K DAVIES TRADING ESTATE, HAYES LANE, LYE,
STOURBRIDGE, DY9 8QX**



◆ Established industrial estate with gated access.

◆ Lye town centre approximately 1 mile distant and Stourbridge town centre approximately 1.5 miles distant.

◆ Junction 2 & 3 of M5 Motorway approximately 7 miles distant.

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LOCATION

The property is located on a prominent estate fronting Hayes Lane at the G K Davies Trading Estate. Hayes Lane is accessed from the A458 The Hayes, which leads east to the A456, from in turn provides access to Junction 3 of the M5 Motorway providing good access to the local and national motorway networks.

DESCRIPTION

The property comprises a single storey warehouse with ground and first floor offices. The warehouse is of steel frame construction with brick/blockwork elevations beneath a pitched roof with translucent roof lights and a concrete floor. Lighting is provided fluorescent strip lights and vehicular access is via the roller shutter door to the front elevation measuring approximately 9'9" (3m) wide by 12'0" (3.6m) high. The minimum eaves is approximately 12'7" (3.8m) rising to approximately 20'6" (6.2m). There is access from the warehouse to the WC facilities and the office accommodation.

The offices are located at the front of the building with their own separate entrance door leading into a hallway. The ground floor has three separate offices, storage cupboards, WC facilities and stairs leading to first floor, which has a further four offices, store room and a kitchenette. Internally the offices have plastered and painted walls and ceilings with LED lighting and carpet/carpet tiles. Blinds and security bars are fitted to the majority of windows and each office has an electric heater (not tested).

The property benefits from 3-phase electric and has security bars fitted to the majority of windows, a security shutter over the main office entrance door and a security alarm (not tested).

ACCOMMODATION

Approximate gross internal floor area:-

	sq ft	sq m
Unit 9	11,000	1021

Including ground and first floor offices.

OUTSIDE

Parking is provided to the front of the property with loading/unloading area also located at the front.

RENT

£60,500 per annum exclusive.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease on a term to be agreed.

SERVICE CHARGE

Please contact the agent for further details.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 818181.

RATES

We are advised by Valuation Office Agency website that the property will need to be re-assessed upon occupation.

VAT

All figures quoted do not include VAT which is payable at the current prevailing rate.

EPC

An EPC has been undertaken and the property has been awarded the Grade 83 D.

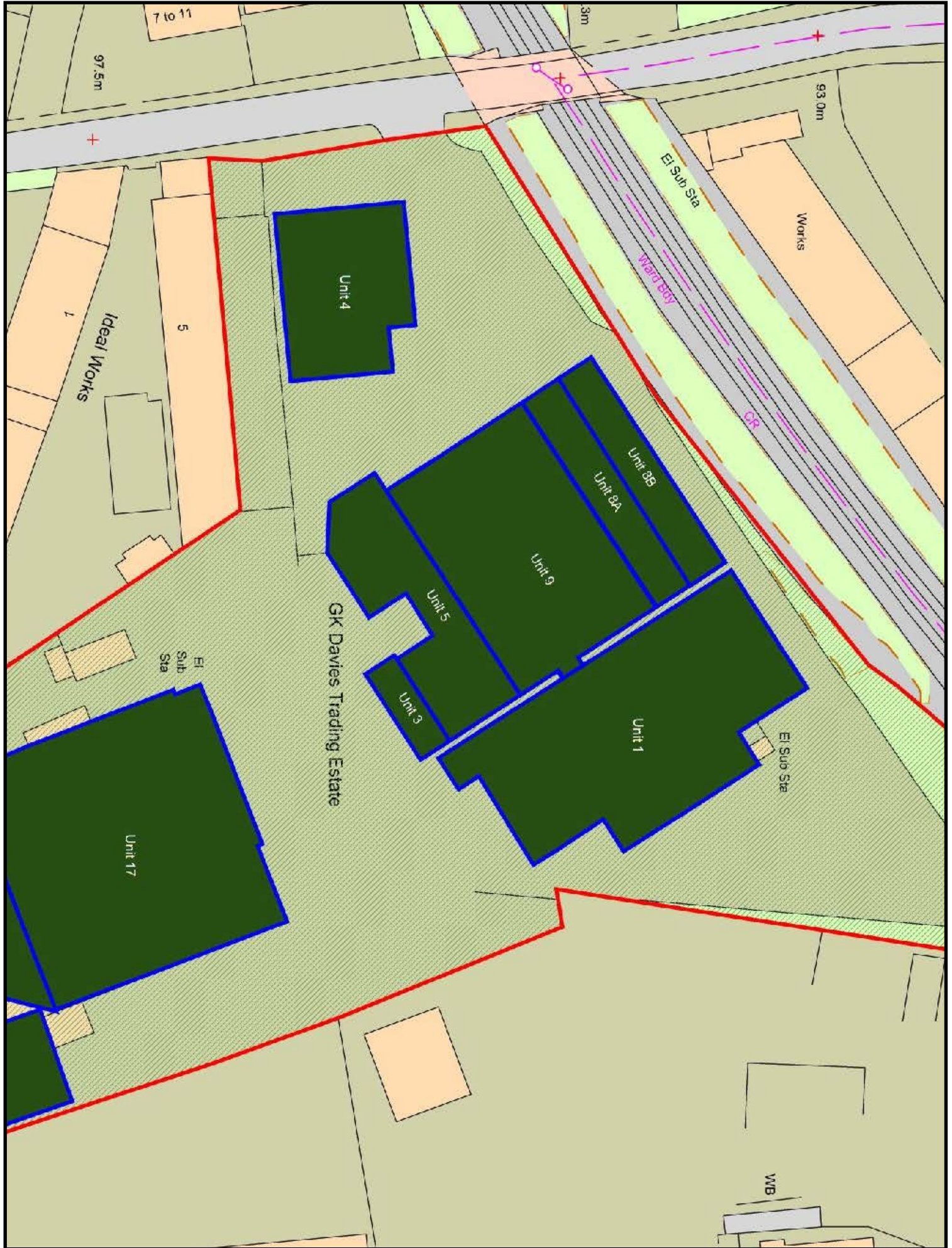
WEBSITE

Aerial photography and further information is available at: bulleys.co.uk/9gkdavies

VIEWING

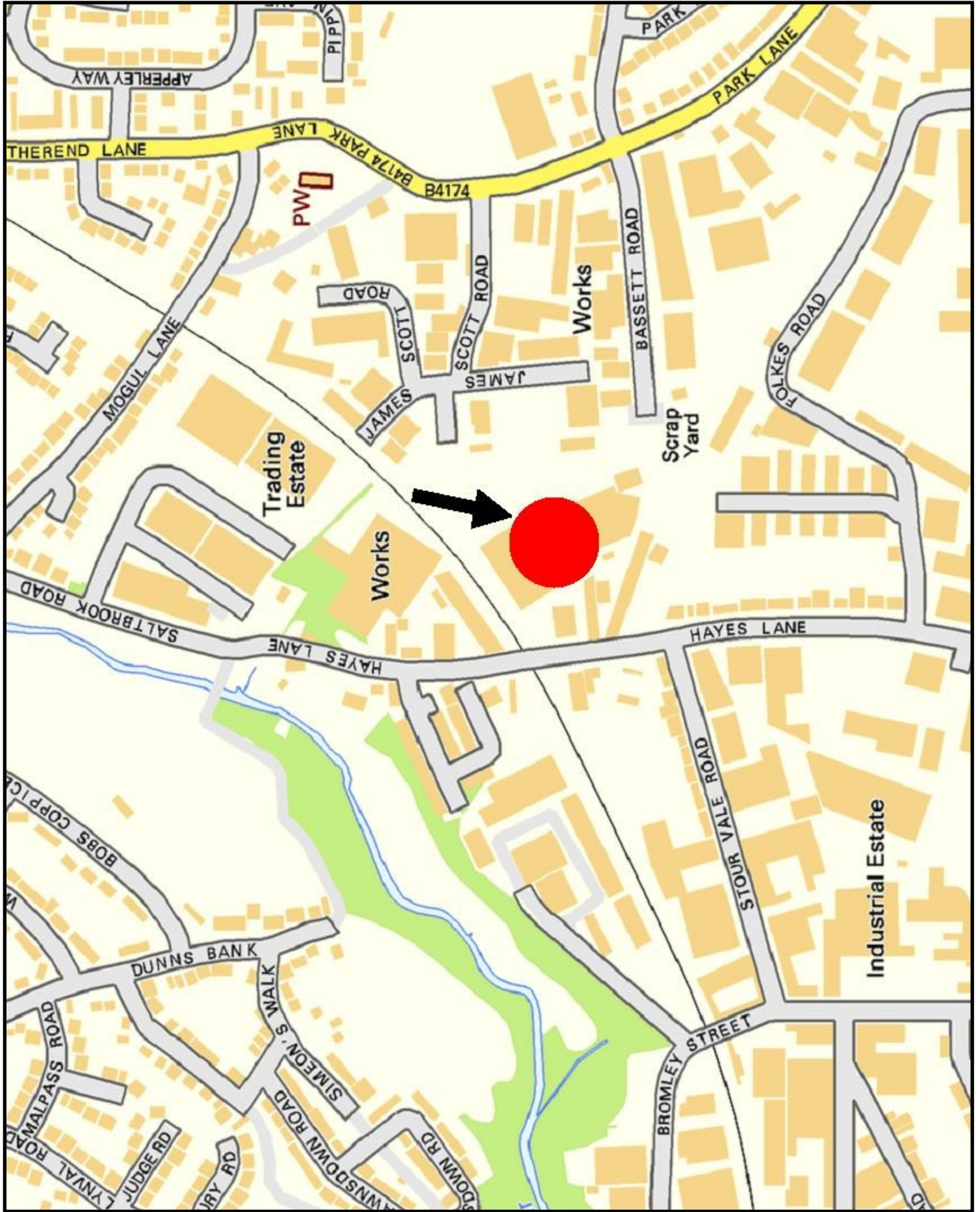
Strictly by prior appointment with the sole agents Bulleys at their Oldbury office on 0121 544 2121.

Details prepared: 07/2025



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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