



**STAMBERMILL WORKS, BAGLEY STREET,
STOURBRIDGE, DY9 7AR
3,951 SQ FT (367 SQ M)**

- SECURE LOCATION
- SELF CONTAINED
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is located on Bagley Street within the Stambermill area of Stourbridge. It lies close to the junction with the A491 Stourbridge Road, which provides direct access to Stourbridge Town Centre approximately 1.5 miles to the northwest and to the Merry Hill Centre around 2.5 miles to the east. The location benefits from excellent road links, with the A491 connecting to the A456 and subsequently to Junction 3 of the M5 motorway, approximately 6 miles to the northeast, providing access to the wider Midlands motorway network. Stourbridge Town Railway Station is situated around 1.5 miles away, offering regular services to Birmingham and beyond.

DESCRIPTION

The property comprises a single-storey office building with a tarmaced and fenced yard providing secure parking for approximately 28 cars. Internally, the office premises benefit from carpeted floors, plastered and painted walls, fluorescent strip lighting, a fitted kitchen and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	572	53
Yard	3,379	314
TOTAL	3,951	367

PLANNING

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 01384 814136.

SERVICES

We are advised main services are connected to include mains water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £2,125. Rates payable will be in the region of £1,060.36 per annum.

Interested parties are advised to make their own enquiries to Dudley Metropolitan Borough Council on 0300 050 150.

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

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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