



Unit 6, Premier Business Centre

Attwood Street, Lye, Stourbridge

For Sale or To Let:

Approximately 2600 sq.ft (242m²)
GIA – Workshop with Offices

The Lee, Shaw
Partnership
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LEE, SHAW

Land & Estate
Agents
Chartered Surveyors

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Location

Situated just off the A458 Stourbridge to Halesowen road and a short distance from the Lye Bypass, the property is close to the junction of Attwood Street and Balds Lane within a mixed Commercial area.

Description

The property comprises a modern workshop unit with offices at first floor level. It is prominently located at the entrance to this gated secure but small development of similar units.

The unit which has roller shutter door and pedestrian door access is constructed of part brick/blockwork with profile sheeting. Height to underside of steelwork is approximately 10' (3 metres). Within the unit there is a gas combat space heater together with twin w.c facilities and provision of III Phase power.

There is a side lobby with external door and staircase leading to the first floor offices which provide a small office above the stair well, a corridor, 3 individual offices, and kitchen and twin w.c facilities.

Outside there is provision for parking.

Services

Mains water, drainage, gas and III Phase electricity are connected. A gas fired space heater serves the workshop area and the first floor offices benefit from a gas fired radiator heating system.

Tenure

It is understood that the property is Long Leasehold for an original term of 999 years although we have not seen a copy of the title – Legal Advisers would confirm.

Conditions under which these Particulars are issued

The Lee, Shaw Partnership for themselves and for the vendors of this property whose agents they are give notice that:-

- 1) The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
- 2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection, survey or otherwise as to the correctness of each of them.
- 3) No person in the employment of The Lee, Shaw Partnership has any authority to make or give representation or warranty whatsoever in relation to this property.

Service Charge

It is understood that there is an ad-hoc service charge arrangement.

Rateable Value

The 2010 Rateable Value is £11,250.

Price Guide

£120,000 (one hundred and twenty thousand pounds)

Alternatively, the property is available 'To Let' however terms are to be negotiated.

Viewing

Strictly by appointment with THE LEE, SHAW PARTNERSHIP Commercial Department –

Tel: 01562 888111

Fax: 01562 888333

Web: www.leeshaw.com

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