

Yard

# COMPOUND 6 | GAINSBOROUGH TRADING ESTATE

Rufford Road, Stourbridge, DY9 7ND



## COMPOUND 6 | 5,385 SQ FT

A rare opportunity to rent a yard space at the popular Gainsborough Trading Estate in Stourbridge.

A rare opportunity to rent a yard space at the popular Gainsborough Trading Estate in Stourbridge; this versatile space would suit a number of businesses. The site is accessible 24 hours a day with gated access during out of hours trading. Gainsborough Trading Estate has great road links to the M5 Motorway and the surrounding West Midlands area, making it ideal for optimising logistics and distribution networks. Additionally, there is a good rail network available with Stourbridge railway station being in close proximity to the estate.



Lease Type

New

### ✔ Unit Summary

- 24 Hour Access
- Private Yard
- On-Site Canteen Facility
- Car Parking
- Flexible Space
- Well Maintained Estate

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£8,500.00	£1.58
Rates	Not specified	Not specified
Maintenance Charge	£500.00	£0.09
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£9,000.00</b>	<b>£1.67</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

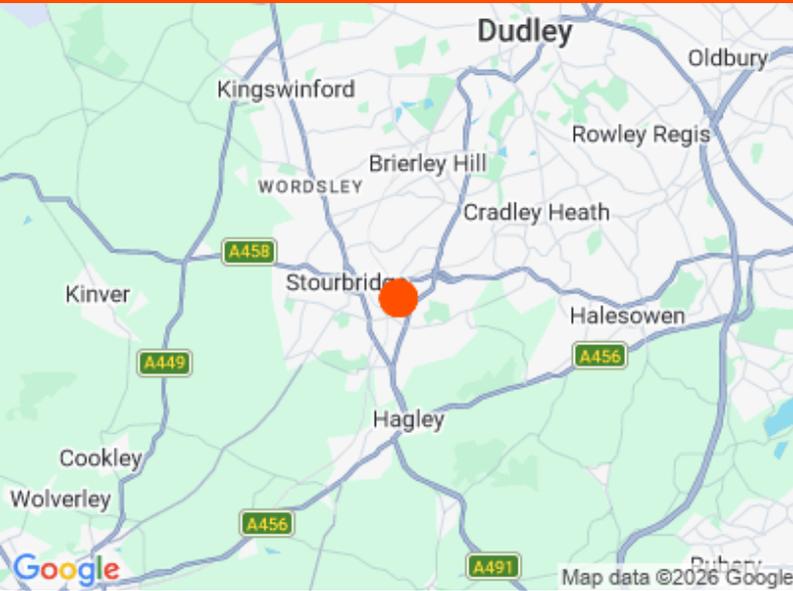
➔ For more info please visit: [unit.info/UIP0100898](http://unit.info/UIP0100898)

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## Location

The site is located in Stourbridge, approximately 14 miles south west of Birmingham and 0.8 miles from Stourbridge Town railway station.

 Road  
M5: 5 miles

 Airport  
Birmingham Airport: 30 miles

 Rail  
Stourbridge: 1 mile

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.

## Key Contact



**David Devine**  
Asset Manager

"David is an Asset Manager based in the North."

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