

Industrial

UNIT 15 GROUND FLOOR | GAINSBOROUGH TRADING ESTATE

Rufford Road, Stourbridge, DY9 7ND

UNIT 15 GROUND FLOOR | 2,862 SQ FT

Industrial Unit

This space offers cost effective storage space located within a Victorian style factory building. The ground floor has been fitted with new LED lighting and includes an electric roller shutter with access from the rear. The space includes a yard area with gated access, shared with the neighbouring unit – subject to further negotiation. The ground floor is split in to 3 rooms and benefits from a pedestrian access door from the roadside, a pedestrian access door from the rear, as well as the roller shutter door access. Ideally suited for storage

Lease Type

New



✓ Unit Summary

- ☒ Electric Roller Shutter Door
- ☒ Storage Unit
- ☒ Flexible Space
- ☒ LED Lighting
- ☒ Secure Estate
- ☒ Private Yard

[View Floor Plans](#)

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,500.00	£3.67
Rates	£10,500.00	£3.67
Maintenance Charge	£3,308.00	£1.16
Insurance	£572.40	£0.20
Total Cost	£24,880.40	£8.69

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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.

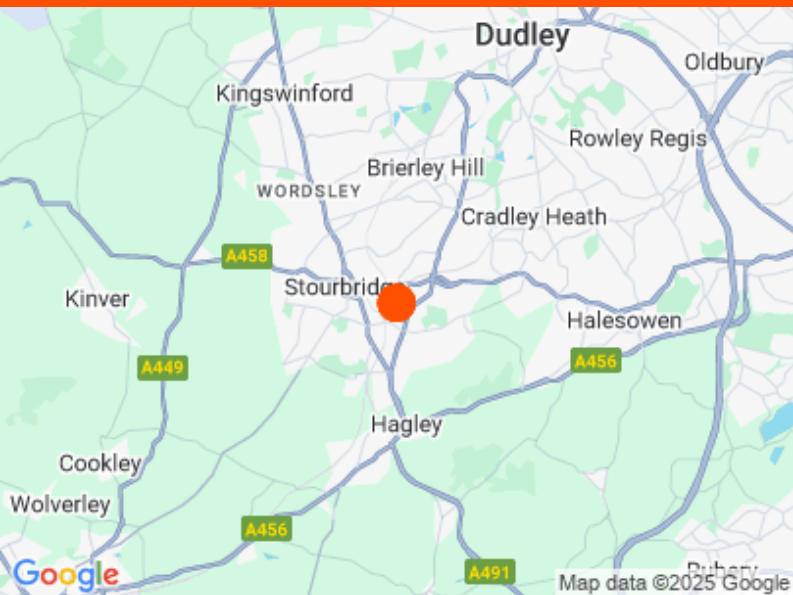
➔ For more info please visit: unit.info/UIP0104349

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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.
EPC	D (81)



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Key Contact



Rebecca Beddows

Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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