

Industrial

# UNIT 20 | GAINSBOROUGH TRADING ESTATE

Rufford Road, Stourbridge, DY9 7ND

## UNIT 20 | 4,072 SQ FT

### Industrial with office

An opportunity has arisen to rent a unit within the established Gainsborough Trading Estate situated in the heart of Stourbridge.

The unit measures 4072sqft and would suit a variety of businesses ranging from storage, manufacturing and engineering. The unit has a number of features including roller shutter doors, roof lights, 3 phase power and has a separate reception area and office space. The site is accessible 24 hours per day and has 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

- ☒ Car Parking
- ☒ 24 Hour Access
- ☒ WC facilities
- ☒ Electric Roller Shutter Door
- ☒ 3 Phase Power
- ☒ Office Accommodation

### £ Occupational Costs

|                    | Per Annum  | Per Sq Ft |
|--------------------|------------|-----------|
| Rent               | £34,000.00 | £8.35     |
| Rates              | £9,625.00  | £2.36     |
| Maintenance Charge | £4,800.00  | £1.18     |
| Insurance          | £814.40    | £0.20     |
| Total Cost         | £49,239.40 | £12.09    |

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.

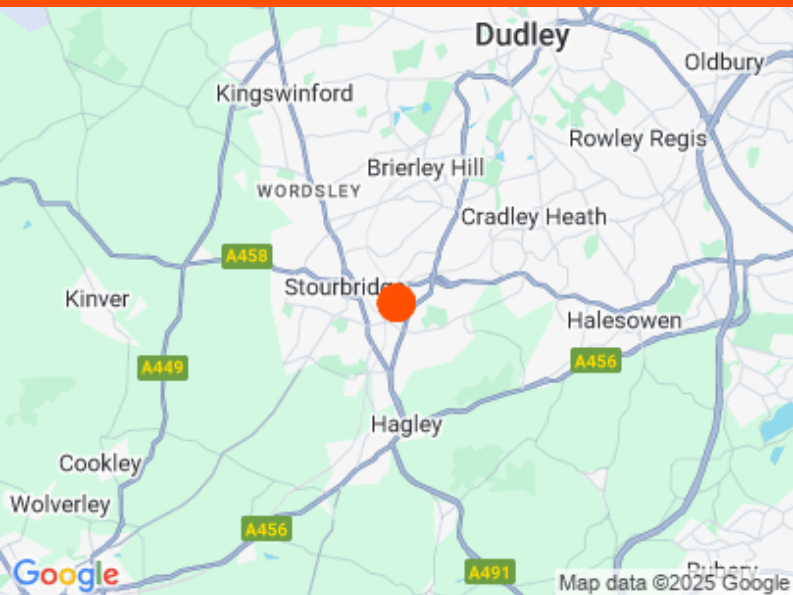
➔ For more info please visit: [unit.info/UIP0100921](http://unit.info/UIP0100921)

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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            | B (39)   |



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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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