TO LET (by assignment)

UNIT 5
STAMBERMILL
INDUSTRIAL ESTATE
TIMMIS ROAD
LYE
STOURBRIDGE
WEST MIDLANDS
DY9 7BQ

- **GIA 5,701 SQ.FT. (529.6 SQ.M.)**
- **MEZZANINE STORAGE**
- **POPULAR LOCATION**
- **GOOD ACCESS**

LOCATION

The property is prominently located on the Stambermill Industrial Estate, Timmis Road, Lye (see location plan) Stourbridge town centre is within 1 mile distant.

DESCRIPTION

The property comprises a single storey industrial unit of steel portal frame construction with concrete floor, internal offices plus mezzanine offices above. Eaves height 20'2". Forecourt access and parking to the front of the unit.

JOHN EMMS COMMERCIAL
CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY

www.johnemmscommercial.co.uk

TELEPHONE: (01384) 257284

A COMPLETE COMMERCIAL PROPERTY SERVICE SPECIALISING IN

Sales	Offices
Lettings	Shops
Valuations	Land
Rent Reviews	Factories
Management	Warehouses

Landlord and Tenant Negotiations

JOHN EMMS COMMERCIAL

BOUNDARY HOUSE,
4-5 STONE STREET, DUDLEY, WEST MIDLANDS DY1 1NS
TEL: (01384) 257284
E-Mail: john@johnemmscommercial.co.uk

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). The Agents whose names appear hereon for themselves and the Vendors/Lessors of this property give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

	AREA SQ.FT.	SQ.M.
MAIN UNIT Having sealed concrete floor, powrmatic gas space heater plus suspended AmbiRad heater and jib angle (rear elevation). Ground floor offices comprising 4 rooms with separate ladies and gents toilets and kitchenette/tea making.	5,701	529.6
MEZZANINE STORAGE OVER OFFICES 789 Sq.Ft. (73.3 Sq.M.)		
GROSS INTERNAL AREA	**5,701 Sq.Ft.**	**529.6 Sq.M.**

SERVICES
3 phase electricity, water and drainage are available and connected to the property. We have not checked the efficacy nor the capacity of the services, installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

FIXTURES & FITTINGS
Electrically operated roller shutter door. Wall mounted electric heaters, carpets as fitted to offices.
The Agents have not tested any apparatus, equipment, fixtures, fittings or services, and cannot verify that they are in working order, or fit for their purpose.

2026 RATEABLE VALUE : £29,500.

LEASE TERMS
The property is available by assignment of the existing lease which expires on 26th November 2028. The rent is fixed without review at £28,000.00 per annum (exclusive of rates, service charge and other outgoings) for the remainder of the term.

LEGAL COSTS
The assignee to be responsible for all legal and professional costs incurred in the assignment.

V.A.T.
We are advised VAT is applicable to this transaction.

EPC
Rating D – copy attached to these particulars.

REPAIRS & DECORATIONS
The premises are leased on full repairing and insuring terms.

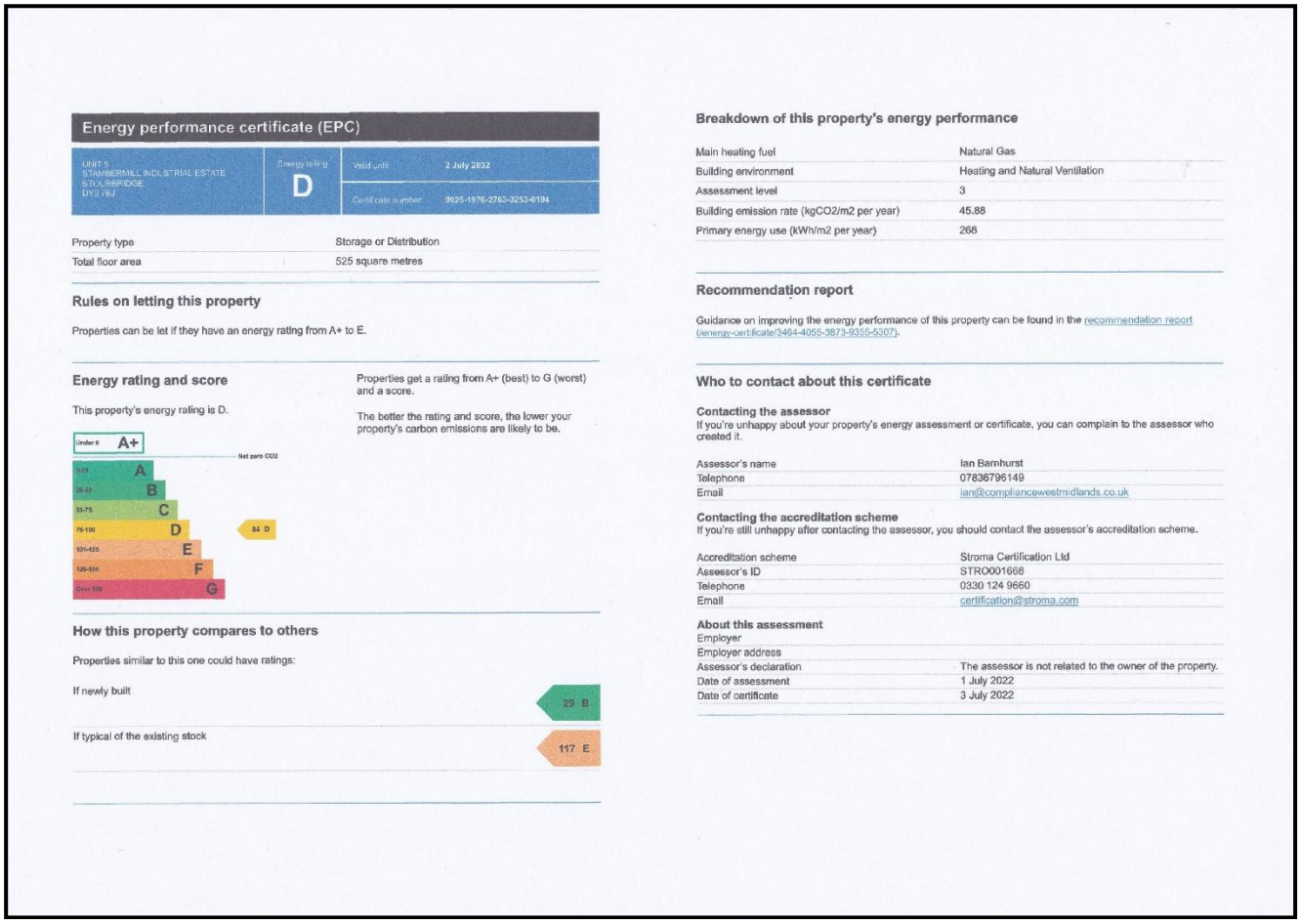
UNIT 5, STAMBERMILL IND. EST., TIMMIS RD, LYE, DY9 7BQ .....Cont'd.

VIEWING By strict appointment with the sole Agents :–

John Emms Commercial

Tel : 01384-257284
Email: john@johnemmscommercial.co.uk
Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT



Energy performance certificate (EPC)

UNIT 5
STAMBERMILL INDUSTRIAL ESTATE
STOURBRIDGE
DY9 7BJ

Energy rating: D

Valid until: 2 July 2032

Certificate number: 9925-1976-2763-3253-6194

Property type	Storage or Distribution
Total floor area	525 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 A+
Net zero CO2
0-20 A
21-38 B
39-54 C
55-68 D
69-80 E
81-91 F
92+ G
84 D

How this property compares to others

Properties similar to this one could have ratings:

If newly built 29 B

If typical of the existing stock 117 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	45.88
Primary energy use (kWh/m2 per year)	266

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3464-4055-3873-9355-5307).

Who to contact about this certificate

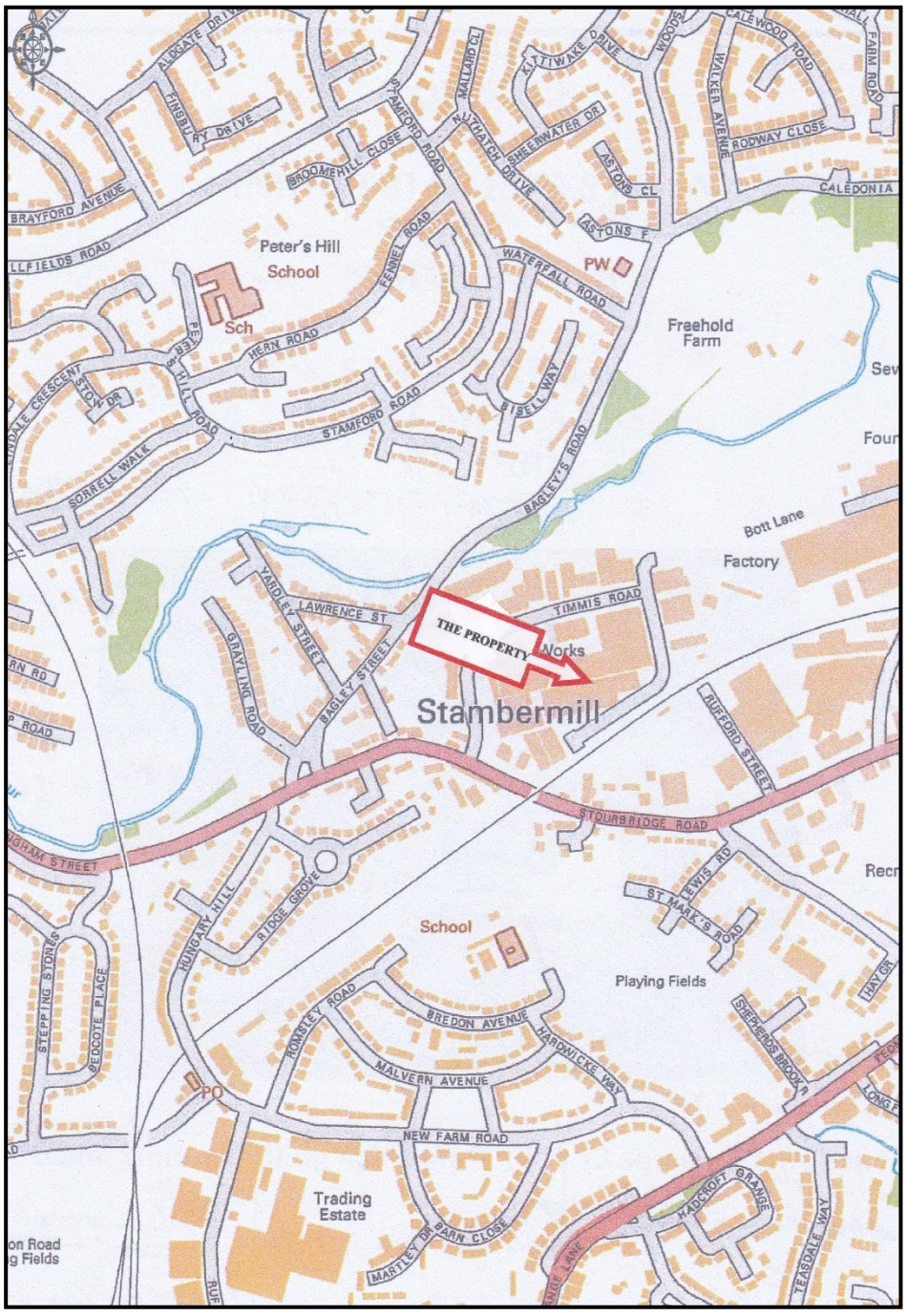
Contacting the assessor
If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ian Barnhurst
Telephone	07836796149
Email	ian@compliancewestmidlands.co.uk

Contacting the accreditation scheme
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001668
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 July 2022
Date of certificate	3 July 2022

UNIT 5, STAMBERMILL IND. EST., TIMMIS RD, LYE, DY9 7BQ .....Cont'd.