

The Property Professionals

**BULLEYS**

CHARTERED SURVEYORS

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incorporating MARTIN BLOOMER ASSOCIATES

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

**FOR SALE / TO LET**  
**INDUSTRIAL/WAREHOUSE UNITS**  
**AND YARD AREAS**  
**FOLKES ROAD TRADING ESTATE**  
**FOLKES ROAD**  
**STOURBRIDGE**  
**DY9 8RG**

**1,500 – 4,338sq ft (139.35—403.01 sq m)**

**Fully and Partially Refurbed Units**

**2.5 miles from Junction 3 of the M5.**

**0.7 miles from Lye Railway Station.**

**Units with Cranage available**

[bulleys.co.uk/hayes](https://bulleys.co.uk/hayes)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford  
**01952 292233**

Oldbury  
**0121 544 2121**  
[View more at bulleys.co.uk](https://bulleys.co.uk)

Wolverhampton  
**01902 713333**

## LOCATION

The property is situated off Hayes Lane which leads onto the Hayes to the South. The Hayes is part of the A458 linking Stourbridge Town Centre to Birmingham. Stourbridge Town Centre is approximately 2.5 miles to the South West and Birmingham City Centre approximately 7.5 to the East.

Junction 3 of the M5 lies approximately 2.5 miles to the East.

## DESCRIPTION

Folkes Road Trading Estate is an estate of multi let industrial/warehouse units.

The units are constructed of steel truss construction with concrete floors, brick/clad elevations and roller shutter door access. To the front of the units is office accommodation incorporating toilet facilities.

The units are undergoing a refurbishment programme to include new roller shutter doors, newly clad roofs, a three phase electric supply and redecoration throughout including plumbing, heating, new windows, new doors and laminate flooring in the offices.

## ACCOMMODATION

Please see 'Schedule of Availability' for available units.

## OUTSIDE

The units have front concrete loading/unloading areas with visitor/staff car parking available.

## SERVICES

We understand that all mains services are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

## SALE /LEASE PRICE

Please contact the agents for full details.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

## PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 818181.

## RATES

**We are advised that each individual property falls under the £12,000 threshold for Small Business Rates Relief. For further information, please speak to Dudley Metropolitan Borough Council on 01384 818181.**

## EPC

EPCs are available upon request.

## WEBSITE

A virtual tour, together with aerial photography and further information is available at: [bulleys.co.uk/hayes](http://bulleys.co.uk/hayes)

## VIEWING

**Strictly** by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details amended 05/18.



### **CURRENT SCHEDULE OF AVAILABILITY**

UNIT	TOTAL FLOOR AREA (SQ FT)	PURCHASE PRICE	LEASE PRICE
4A	1,528	£118,000	£8,400
4B	1,528	£118,000	£8,400
5	3,046	£190,000	£16,800
6	3,940	£240,000	£21,700
8	3,950	£240,000	£21,800
9	3,175	£195,000	£17,500
10	4,187	£255,000	£23,000
11	3,681	£225,000	£20,300
12	4,338	£265,000	£23,900
14	3,627	£220,000	£20,000

May 2018

#### **Viewing**

Strictly by prior appointment with Bulleys at their Oldbury Office - 0121 544 2121

**Contacts:** Max Shelley

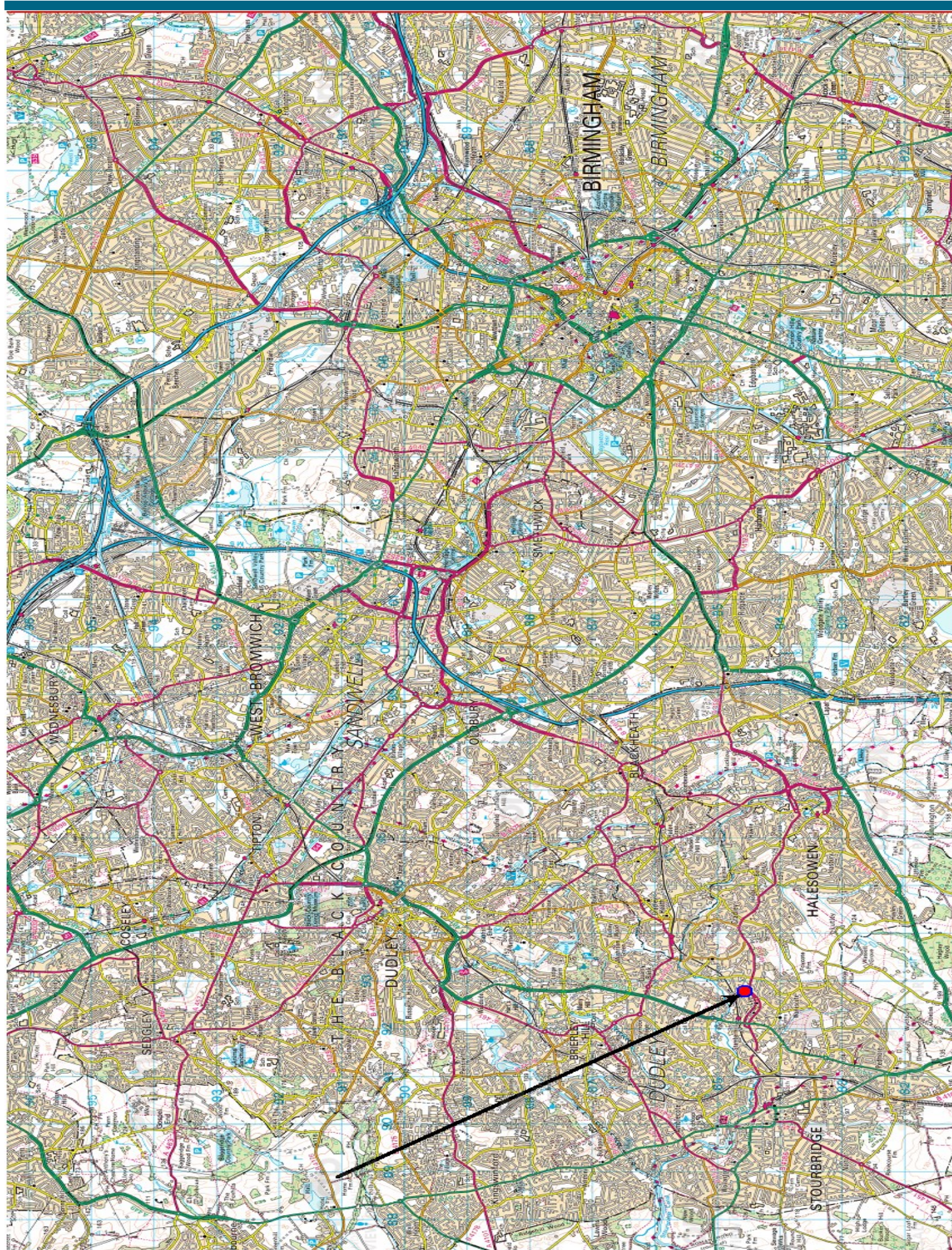
**Email:** [Max.Shelley@bulleys.co.uk](mailto:Max.Shelley@bulleys.co.uk)





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed





#### IMPORTANT NOTICE

Bulley for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulley has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.