



# Scriven & Co.

Est. 1937

## Commercial Sales



Unit 4B Dadsford Bridge Industrial Estate, Plant Street, Stourbridge, DY8 5SY  
**£7,500 Per Annum**



All Buildings Great & Small



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An opportunity to lease an industrial unit close to Stourbridge Glass Museum and Glass Cone. Recently re-wired and re-decorated with electrically operated door leading to 1,033 sq.ft. (gross internal area) of accommodation with off-road parking facility immediately in front of the unit. (Located in a gated courtyard with access from Plant Street and known as the Dadsford Bridge Industrial Estate). EPC = C (66)

#### LOCATION:

The property is located in Wordsley close to Stourbridge, Kingswinford, Brierly Hill and the Merry Hill Shopping Centre. It is strategically located for convenient access to the major road/motorway networks and local centres. The M5 can be accessed via Junction 2 at Oldbury and Junction 3 at Halesowen.

#### APPROACH:

The property is accessed by travelling along the A491 from Stourbridge Ring Road. Just after passing the Glass Cone turn right into Plant Street (an unadopted road) and the Dadsford Bridge Industrial Estate is a turning off on the right hand side.

#### DESCRIPTION:

The estate is secured by a gated entrance which provides access to the central courtyard. Units are built in a rectangular formation facing this courtyard.

The unit has a recently installed electrically operated roller shutter door providing access to the unit. There is also an inner door for use when the roller shutter door is lifted.

Average Width 6.94m x 13.83 Average Depth - Gross Internal Floor Area: 95.98 sq.m. (1,033 sq.ft. or thereabouts)

Recently re-wired to provide an abundance of new power sockets and 6 LED strip lights. New roller shutter door (approximate width 2.27m)

#### SERVICES:

Mains electricity is provided by a sub-station on the site with each unit having a metered supply. A separate meter is located in the unit. Readings are taken on a monthly basis by the site caretaker and JMD Estates charge the tenants direct for the electricity used and standing charge etc.

Communal toilet facilities for the site are found in two separate locations accessed from the courtyard.

Note: Mains gas and three phase electricity is not available.

There is a wiring certificate available in respect of the new wiring inside the unit.

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

#### SERVICE CHARGE:

JMD Estates administer a service charge which covers the caretakers fee, the maintenance of the common areas,

managing agents fees, provision of the communal toilet facilities, accountants fees etc. The service charge is reviewed annually and the charge currently amounts to £410.00 (four hundred and ten pounds) per quarter plus VAT. The landlord will pay the service charge for the first five years of the lease.

#### MANAGING AGENTS OF COMMUNAL AREAS:

The communal areas of the estate are held in separate ownership and are managed by JMD Estates Manchester Limited, 2nd Floor, Chestnut House, North Street, Rugby, Warwickshire, CV21 2AG.

#### RATING ASSESSMENT:

Rateable Value as of 1st April 2023: £3,250 (Store and Premises)

Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

#### NOTE:

Unit 4B is held in separate ownership from the communal areas and now managed by Scriven & Co. on behalf of our client JP Berks Limited.

#### LEASE:

A new 5 year lease will be granted to the tenant at an annual rent of £7,500 (seven thousand five hundred pounds) per annum for an initial term of 3 years and then rising to £8,500 (eight thousand five hundred pounds) per annum for the remaining 2 years. The tenant will be responsible for the payment of rates and reimbursement of building insurance premium.

#### USE:

The landlord will not allow the premises to be used for the dismantling of motor vehicles.

#### PARKING:

Parking is allowed immediately in front of the unit for the occupiers of the unit and visitors. No other vehicles or goods can be stored outside of the unit.

#### LEGAL COSTS:

The tenant will be responsible for the landlords legal costs in preparation of the new lease.

#### REPAIRING LIABILITY:

The tenant will be responsible for the repair and maintenance of the unit. The tenant in particular will be responsible for the maintenance of their wiring and expected to re-decorate the unit at the end of the term.

#### VIEWING:

Strictly by prior appointment via Scriven & Co. on 0121 422 4011 (option 3) who hold keys and will meet and accompany prospective tenants at the property.

#### IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises

First Edition February 2020 ([https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)) This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken. It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

#### ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co. reserves the right to obtain electronic verification of identity.

3. Satisfactory bank and trade references will also be required.

NOTE: The unit will be inspected by both the site caretaker and Scriven & Co. at regular intervals. Any illegal use of the premises will be immediately reported to the Police.

#### FIND INFORMATION ABOUT A PROPERTY IN ENGLAND OR WALES:

<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:

<https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: <https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:

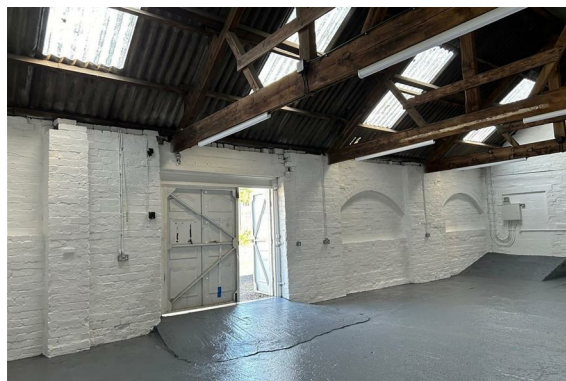
<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Electric supply:

<https://www.energynetworks.org/customers/find-my-network-operator>

<https://www.nationalgrid.co.uk>



#### Important notices

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

**VAT**: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

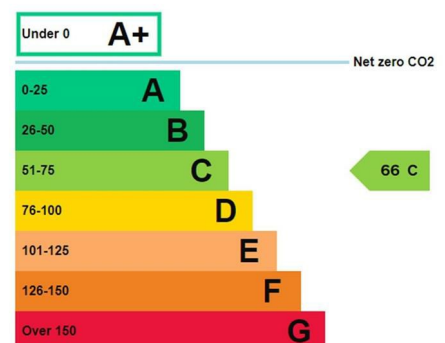
**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS



This property's energy rating is C.



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

Property Reference: 18651703