



# Scriven & Co.

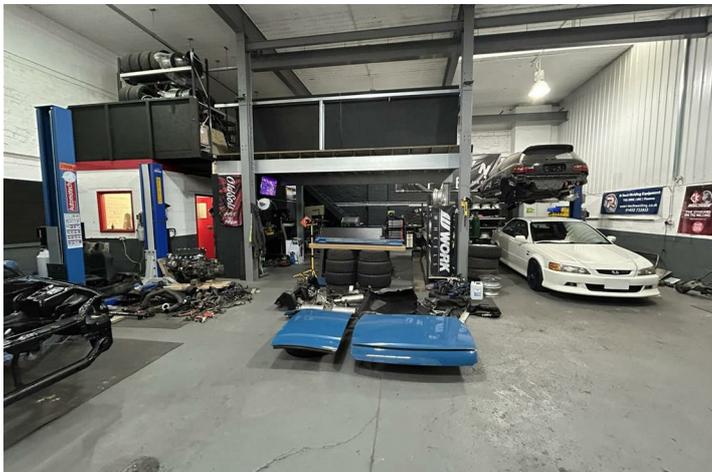
Est. 1937

## Commercial Lettings



Unit C Monarch Works, Balds Lane, Stourbridge, DY9 8TE

**£11,000 Per Annum**



All Buildings Great & Small



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TO LET - FACTORY/WAREHOUSE PREMISES - A refurbished unit forming part of a well established trading estate with office, kitchen and separate washrooms. The property has a roller shutter door and is approached from Fletcher Street by a shared yard area. Gross Internal Floor Area including toilets: 170.1 sq.m. (1,830 sq.ft.) or thereabouts. EPC = D (79)

#### ACCOMMODATION:

FACTORY/WAREHOUSE: 13.08m x 13.15m (42' 10" x 43' 1") average.

Including office, kitchen and washrooms. Constructed primarily in brickwork and blockwork walls with profile metal cladding to a section of the partition wall with an adjoining property, concrete floor, concrete roof, single glazed and double glazed window frames, pedestrian door, mechanically operated roller shutter door, suspended lighting.

The accommodation incorporates:

OFFICE: 2.02m x 2.12m

KITCHENETTE: 2.03m x 1.81m

SEPARATE WASHROOMS

GROSS INTERNAL FLOOR AREA: 170.1 SQ.M. (1,830 SQ.FT.)

OUTSIDE:

Communal yard area with tarmac surface.

#### RATING ASSESSMENT:

Rateable Value (2024 List): £6,000

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.

LEASE:

Length of lease is by negotiation.

The Agent has not 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.

#### RENT DEPOSIT:

The in-going tenant will be required to pay a rent deposit of £1,250 (one thousand two hundred and fifty pounds) plus VAT (£1,500 (one thousand five hundred pounds) including VAT). To be held by the landlord for the duration of the lease.

#### REPAIRING LIABILITY:

Full repair and insuring.

VAT:

The rent quoted is subject to VAT.

#### SERVICES AND APPLIANCES:

Mains electricity, water and sewerage are connected. The electricity has a three phase supply.

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 buyer is advised to obtain verification from their Solicitor or Surveyor.

#### ENERGY PERFORMANCE CERTIFICATE:

The EPC Certificate in respect of this property has been lodged on the EPC Register with the address of Unit C, Monarch Works, Fletcher Street, DY9 8TH

#### VIEWING:

Strictly by prior appointment via Agents.

#### 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.

Satisfactory bank and trade references will also be required from any prospective tenant.



#### **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.

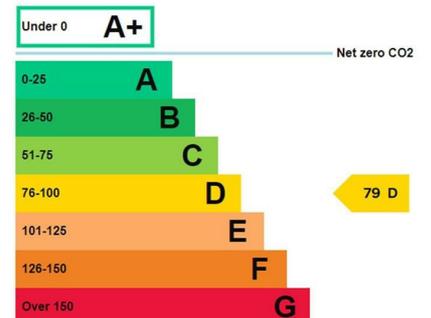
**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves 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).



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- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
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- Regulated By RICS



This property's energy rating is D.



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

Property Reference: 18625377