Scriven & Co.
Est. 1937

Commercial Lettings



Unit G6 Monarch Works, Hill Street, Lye, Stourbridge, DY9 8TW

£9,950 Per Annum

- Fully refurbished to a high standard
- Well established industrial estate
- No service charge
- Communal parking on opposite side of the road

To Let - Refurbished storage/workshop and office premises set on two floors. Double glazed window frames, LED lighting. Gross Internal Floor Area: 120.42 sq.m. (1296 sq.ft.) EPC = D (79).

ACCOMMODATION:

GROUND FLOOR

ENTRANCE LOBBY:
With staircase off to first floor.

WAREHOUSE/STORE: 4m min. (4.9m max.) x 13.15m max plus washroom. 1.23m x 4.05m

Net Useable Internal Floor Area: 59.1 sq.m. (636 sq.ft.)

FIRST FLOOR

OFFICE: 4.97m average x 11m average
Incorporating:

KITCHEN: 1.75m x 2.54m

MALE WASHROOM:

FEMALE WASHROOM:

Net Internal Floor Area: 61.31 sq.m. (659 sq.ft.)

TOTAL USEABLE INTERNAL FLOOR AREA: 120.42 SQ.M. (1296 SQ.FT.)

GROSS INTERNAL FLOOR AREA: 120.42 SQ.M. (1296 SQ.FT.)

OUTSIDE

There is a communal parking area serving the development on the opposite side of the road.

RATING ASSESSMENT:

Rateable Value: To be confirmed.
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 term is by negotiation. The Agent has not checked the legal documentation to verify the legal status of the property or validity of any guarantee. A tenant must assume the information is incorrect until it has been verified by their own solicitors.

If the in-going tenant enters into a six year lease with a break clause and rent review after three years then the landlord will be responsible for their own legal fees.

RENT DEPOSIT DEED:

A rent deposit of £1,500.00 (one thousand five hundred pounds) plus VAT (£1,800.00 (one thousand eight hundred pounds) will be payable and held by the landlord for the duration of the lease.

REPAIRING LIABILITY:

Full repairing and insuring.

The landlord will arrange insurance for the property and the tenant will reimburse the cost of the premium on a pro-rata basis on demand.

LEGAL COSTS:

The in-going tenants will not be responsible for the landlords legal fees if the term of the lease is for less than 6 years.

VAT:

The rent is subject to VAT.

SERVICES AND APPLIANCES:

Mains electricity, water and drainage are connected. 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.

VIEWING:

Strictly by prior appointment via Agents on 0121-422-4011 (option 3, commercial).

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)

This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken.

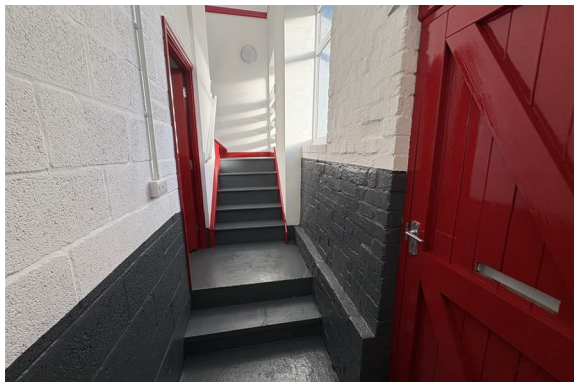
It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

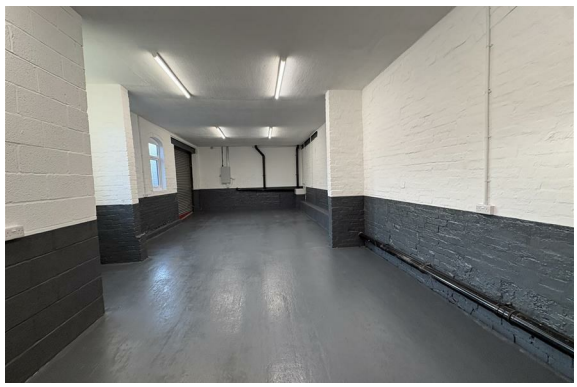
ANTI-MONEY LAUNDERING REGULATIONS:
In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

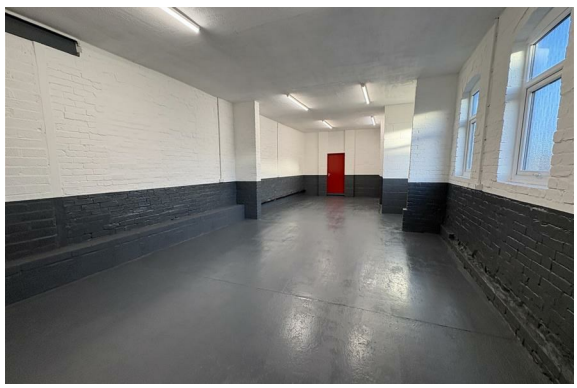
1. Satisfactory photographic identification.
2. Proof of address/residency.

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.







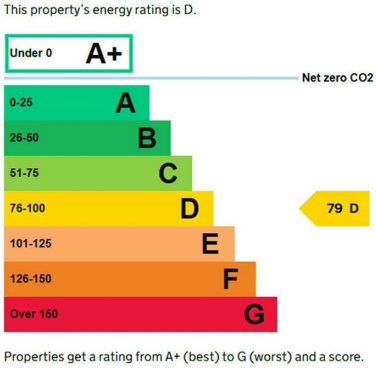


Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however 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. (REV03:02/26).



Scriven & Co.
Est. 1937

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- Regulated By RICS



Property Reference: 18848098