

TO LET



FOLKES PROPERTIES¹⁶⁹⁷

INDUSTRIAL UNIT AVAILABLE TO LET

Unit 8 – Old Forge 23,061 sq.ft

Unit 8 Old Forge Trading Estate, Lye, DY9 8EL
Interested? Call us on: 01384 424242



To Let

23,061 sq.ft

- High Eaves
- LED Lighting
- High Power Supply
- Private Parking

Refurbished Unit. Great location.

5 miles from **M5 J3**

11 miles from **M6 J6**

17 miles from **M42 J7**

16 miles from **Birmingham Airport**

Unit 8 Old Forge Trading Estate, Lye, DY9 8EL

Undergoing Refurbishment.

Located on Old Forge Trading Estate, just off Dudley Road (A4036) Unit 8 is currently undergoing complete internal refurbishment. This presents an exciting opportunity to tailor the work around your specific business needs. The unit offers excellent transport links, with Lye Train Station only 190 yards away, that can take you directly into Birmingham City Centre.

Rental: Upon application, please contact Scott Wheatley
The property is offered to let on flexible lease terms.

Legal Costs: Each party will be responsible for their own legal costs



SHOWCASE OF A FINISHED UNIT
This unit will be finished to this standard.

Key features.

Superior specification at a prominent address.

The building provides efficient and cost effective unit space benefiting from:

- High Eaves (Above 7m)
- 6,000 sq.ft yard
- LED Lighting
- 260 kva 3 phase supply
- Private Parking
- Open plan space for office staffroom
- Site Security

Service Charge: A service charge is levied to cover communal costs and services. Contact for full details.

Rates: We are advised by the Valuation Office Agency website that the assessment is as follows:

Rateable value: £107,000

Rates Payable: £58,422 (2024/25)

VAT: All figures quoted do not include VAT which is payable at the prevailing rate.

Wolverhampton

Walsall

A452

A454

M6

Transport connections.

The site offers excellent motorway access, being just minutes from national motorway networks and within walking distance of a train station.

A449

Roads

Distance

Airports

Distance

M5 J3

5 miles

Birmingham

16 miles

M6 J6

11 miles

East Midlands

42 miles

M42 J7

17 miles

A41

Train Station

Lye Station

190 yards

Local Area

Aldi

168 yards

Greggs

155 yards

Shell Petrol Station

139 yards

Merry Hill

1 mile

Dudley

A4123

M5

A38 (M)

M6

Forge Trading Estate

A458

A458

M5

A4123

A456

Birmingham

A38

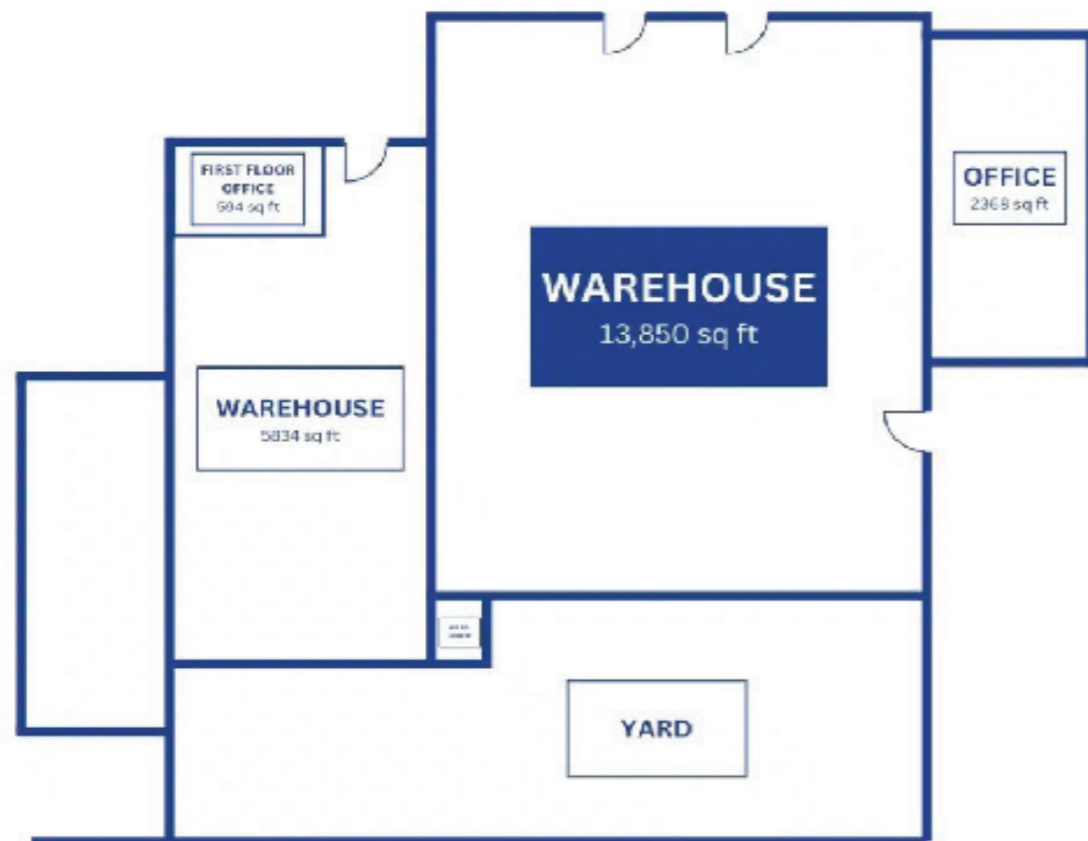
A456

A34

A41

The unit space.

This unit boasts two spacious warehouses and two versatile areas that can serve as office space or staff rooms, all offering generous square footage. Additionally, it includes WC facilities, with a yard situated at the back of the property.



Available office space.

The property comprises of the following gross available internal floor areas:

Unit	Sq.ft	Sq.m
Warehouse Bay 1	13,850	1,286
Warehouse Bay 2	6,843	635
Office	2,368	219
Total	23,061	2140



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