



PEARSON STREET, LYE, DY9 8BB

INDUSTRIAL TO LET / FOR SALE | 3,622 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

## Freehold Warehouse Premises with Yard

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- 0.25 Acre Plot
  - Secure Front and Rear Gated Yards
  - Rare Freehold Opportunity
  - Roller Shutter Access
  - Alarm Systems
  - Refurbished
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## DESCRIPTION

The site comprises a 0.25-acre plot off Pearson Street in Lye. The property has been refurbished throughout, and comprises a blend of warehouse and office space, with accompanying yard, providing perfect accommodation for a variety of operations.

The site is accessed directly from Pearson Street, via a secure gated yard, with a second gated yard space to the rear, convenient for loading and unloading regular deliveries, parking, or open-air storage. A roller shutter provides vehicular access to the unit should this be required.

Internally, the unit comprises warehouse space, showroom, lean to, portacabin, kitchen and separate warehouse / office W/C facilities. The warehouse benefits from concrete flooring, gas air heating, and LED lighting. A fire alarm system and two burglar alarm systems are also installed providing sufficient security, along with external shutters covering all windows.



## LOCATION

The site is located in Lye, just 2 miles from Stourbridge and 3 miles from Halesowen. The arterial A458 provides quick access to the surrounding Black Country and Birmingham, whilst wider national routes can be found via Junction 3 of the M5 just 5 miles away.

Lye Railway Station is also within a short distance and provides regular train services to Birmingham Snow Hill and Worcester.





## TERMS

We are inviting offers in the region of £325,000 for the freehold interest. Alternatively, the property is available on a new lease with length to be agreed, a quoting rental of £27,000 per annum.

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## RATEABLE VALUE

£12,750

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### Edward Siddall-Jones

0121 638 0500 | 07803 571 891

edward@siddalljones.com

### Scott Rawlings

0121 638 0500 | 07745521743

scott@siddalljones.com