

To let

Space for business

INDUSTRIAL WORKSHOPS/WAREHOUSE UNITS,
LARGE YARD, PARKING, OPTIONAL OFFICES

4,000 sq ft (370 sq m) – 32,630 (3,025 sq m)



Lye Industrial Estate

Hayes Lane Lye
West Midlands DY9 8PA



0121 228 0000
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

A range of portal framed industrial buildings with roller shutter door access, 3 phase power and excellent access/servicing which are available to let individually or as a group. Centred around a large open yard which is available for parking/storage and HGV turning. The option of office space is also available. Maximum eaves height is 6.1 m.

Location and Services

Lye Industrial Estate is less than 1km from Lye town centre and Lye Railway Station. The area has direct road links to much of the West Midlands. The M5 Junction 3 is approximately 6 km away with further connections on to the M6, M42 and M40. Lye Industrial Estate is located in a strong local industrial and distribution base. Corngreaves Trading estate is approximately 1.5 km away, Hurst Business Park approximately 3 km and Pensnett Trading Estate approximately 5 km.

Unit Size

	Sq ft	Sq m
Unit 2	4,000	370
Unit 3	5,840	540
Unit 4	10,370	960
Unit 5	4,300	400
Unit 6	8,120	755
Total	32,630	3,025

Features

- Eaves height 3.3 – 6.1 m
- Roller shutter doors
- Three phase electricity
- Large yard
- Office space available.

Lease Terms

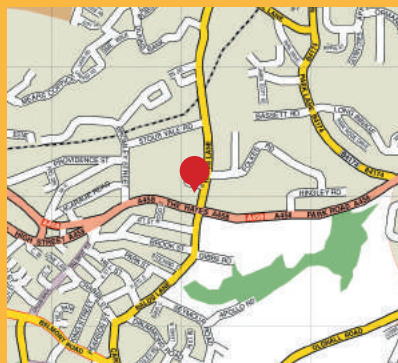
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the incoming tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. May 2011.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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