

Office

# Unit 2A | Gainsborough Trading Estate

📍 Rufford Road, Stourbridge, DY9 7ND

## Unit 2A | 1,505 sq ft

Offices available in a popular business location

This first floor office space is available subject to a planned refurbishment. The internal space will be brought up to modern standards with new floor coverings, WC's and decoration.

Located on a popular business park with car parking to the front it will act as an excellent hub for a range of businesses.

If you would be interested in leasing the space in its current condition or would like further information about the proposed refurbishment, please get in touch.

Lease Type

New



### ✔ Unit Summary


- Office Accommodation
- WC Facilities
- Modern Industrial Space
- Refurbished Units
- Business Park Environment
- Starter Unit

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£6,800.00	£4.52
Rates	£4,888.80	£3.25
Maintenance Charge	£1,550.00	£1.03
Insurance	£176.01	£0.12
<b>Total Cost</b>	<b>£13,414.81</b>	<b>£8.91</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

The site is located in Stourbridge, approximately 14 miles south west of Birmingham and 0.8 miles from Stourbridge Town railway station.



**Road**  
14 miles south west of Birmingham



**Airport**  
Birmingham Airport is just over 30 miles away



**Rail**  
14 miles south west of Birmingham

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (55)

## Key Contacts



Industrials Asset Manager

**Will Outram**



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## Rebecca Beddows

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