

# TO LET

## PRIME RETAIL OPPORTUNITY

From 900 – 2,400 sq.ft.

DEVELOPER:



**UNITS 1 & 2, FORGE RETAIL PARK**  
**Dudley Road, Lye, Stourbridge, DY9 8DU**





**PROMINENT ROADSIDE RETAIL  
SITE FRONTING THE BUSY A4036.  
ADJACENT TO NEWLY CONSTRUCTED  
GREGGS STORE**

**MUCH USED COMMERCIAL AREA  
ADJACENT TO POPULAR SUBWAY  
STORE AND OPPOSITE RECENTLY  
CONSTRUCTED ALDI SUPERMARKET**

**C. 24,000 DAILY VEHICLE MOVEMENTS  
(DEPT 2022)**

**Unit 1  
1,500sq.ft.  
AVAILABLE**

**Unit 2  
900sq.ft.  
AVAILABLE**

**Unit 3  
LEASE  
EXTENDED  
SUBWAY**

**Unit 4  
LEASE  
COMPLETE  
ELECTRICAL TRADE  
COUNTER**

**Unit 5  
LEASE  
COMPLETE  
GREGGS**

merry hill

XANDOR  
PLASTICS

THORNS  
COLLEGE ACADEMY

SUNRISE  
MEDICAL

Midlands  
Fire Ambulance  
Charity

SEBDEN  
TECHNOLOGICAL

SIR

ALDI

SCOT FOUNDRY RESEARCH

formula one  
autocentres

A4036

Lye  
(350yds)



Forge Retail Park is a high spec roadside retail site which was developed 15 years ago – most recently the site has been extended adding an extra 3,000sq.ft. which is now occupied by Greggs PLC and an Electrical Trade Counter.

Subway occupy Unit 3 and have recently extended their lease, committing further to the trade that this site brings.





# UNITS 1 & 2, FORGE RETAIL PARK, Dudley Road, Lye, Stourbridge, DY9 8DU

A rare opportunity to occupy a prime roadside site on the busy A4036 (Dudley Road) with c. 24,000 daily vehicle movements.

The property is purpose-built for retail occupation.

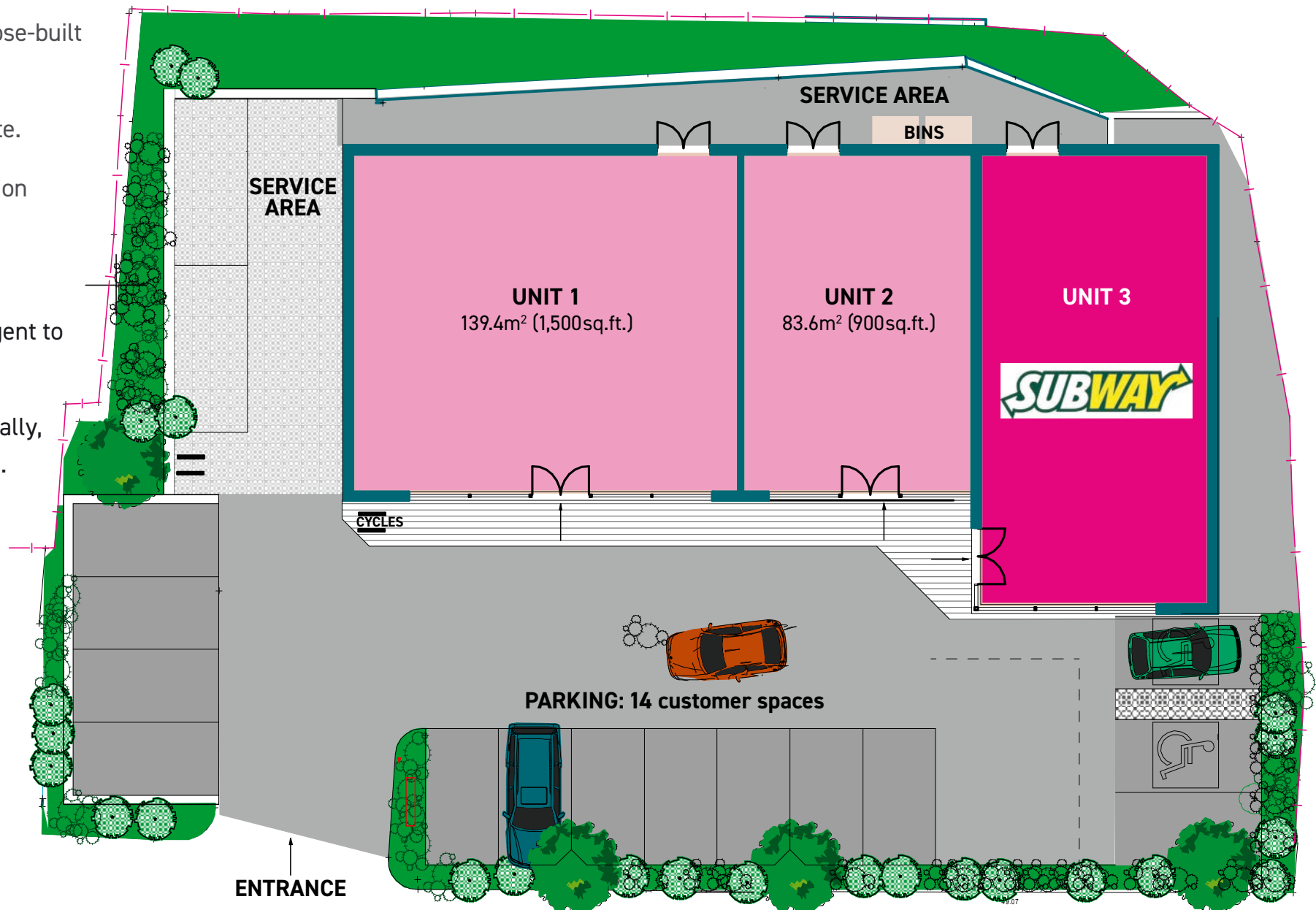
All services are on site.

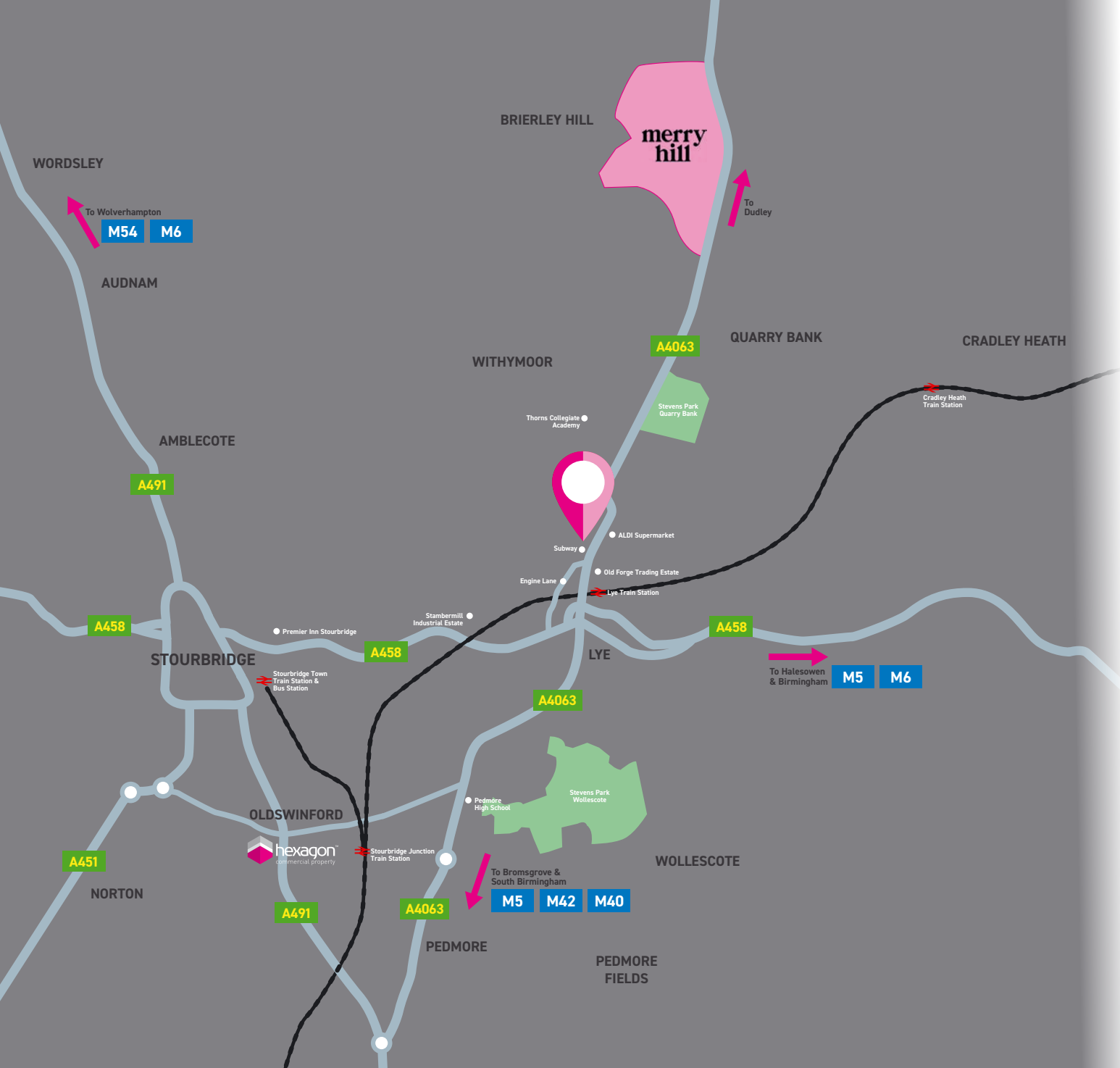
Available for occupation early in 2024.

## VIEWING

Please contact the agent to arrange inspection.

When viewing externally, please use discretion.





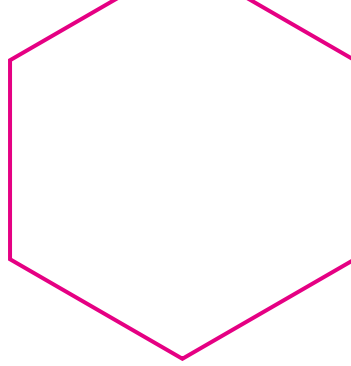
## LOCATION

The site is situated on the main A4036 Dudley Road, approximately 0.25 mile from the Lye junction with the A458 Stourbridge Road. Lye Railway Station is 0.25 mile to the south and the motorway network is accessible via M5 Junction 3 which is approximately 5.5 miles away.

Immediate adjoining occupiers include: Subway, Aldi, Formula One AutoCentre and Shell Petrol Station.



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professionalism  
worldwide



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