

TO LET

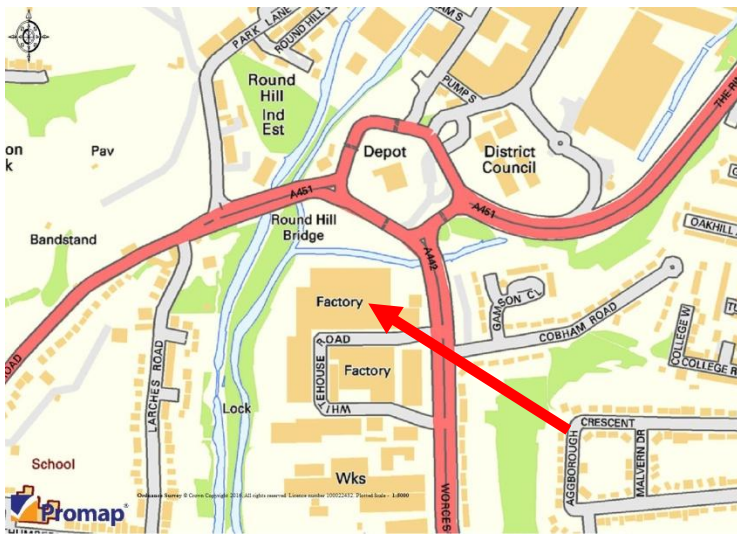
PROMINENT HIGH BAY INDUSTRIAL/WAREHOUSE PREMISES



Units 4&5, Worcester Road
Kidderminster
Worcestershire
DY10 1HT

Approx. 66,000 Sq Ft (6,132 Sq M)

- ❖ Prominent Location fronting Worcester Road (A442)
- ❖ Situated within the South Kidderminster Enterprise Park
- ❖ Loading Doors and large secure yards to Front and Rear
- ❖ Eaves Height –9m (30 ft)
- ❖ Substantial 20 tonne craneage to main bays *not tested
- ❖ Substantial Electrical supply
- ❖ Integral Office Accommodation



LOCATION

Kidderminster is located approximately 17 miles south west of Birmingham.

Worcester is approximately 16 miles to the south, Bromsgrove approximately 11 miles to the south east, and Dudley approximately 13 miles to the North West.

J5 of M5 is the closest Motorway Junction approximately 8 miles distant.

DESCRIPTION

The bays are of steel portal frame construction, with a lined profile metal clad roof incorporating translucent light panels, and brick and profiled metal elevations.

The eaves height extends to approximately 9m.

The bays benefit from a number of full length cranes up to 20 tonnes and fitted with high bay LED lighting.

There are both level access doors (front and rear) and an internal tailboard loading bay (rear).

The site is securely fenced with a mixture of tarmac and concrete surfaced loading and unloading areas to the front and rear of the property.

The property benefits from a modern two storey integral office which provides office and welfare accommodation.

SERVICES

It is believed that all main services are either available or connected to the property.

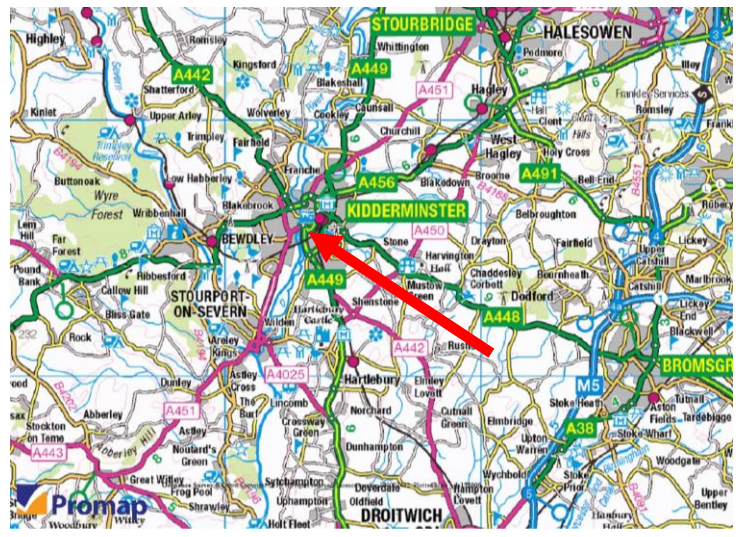
Interested parties should verify this for themselves.

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify they are in working order or fit for their purpose.

RENTAL

Upon Application

All rentals etc are quotes exclusive of business rates, service charge, utilities, VAT, and all other outgoings, etc. Rental to be payable quarterly in advance.



SERVICE CHARGE

A variable charge is levied to cover the cost of upkeep, maintenance and management, of common parts and facilities.

Levied on a fair proportion basis.

PLANNING

The site and premises are situated within the South Kidderminster Enterprise Park (SKEP) and is allocated by the Wyre Forest District Local Plan (2016-2036) as Employment Land.

All interested parties to make their own planning enquiries; 01562 732 928

LEGAL COSTS

Each party to pay for their own costs incurred in a transaction.

BUSINESS RATES

2023 Rateable Value: £230,000

2024/25 rates payable (0.546p in the £): £125,580

Prospective tenants are advised to verify this information with the local authority business rates department.

POSSESSION

Full vacant possession will be offered upon completion of all legal formalities.

VAT

All rentals etc exclude the liability of VAT, which *may* be chargeable as an addition and at the appropriate rate prevailing.

EPC

C71 (valid until September 2034).

FLOOR AREAS

Main Two Bay Warehouse –	61,337 sq ft (5,698.35 sq m)
Two Storey Office & Amenity Block –	2,300 sq ft (213.68 sq m)
Rear Store –	2,363 sq ft (219.53 sq m)
Total -	66,000 sq ft (6,131.55 sq m)

LEASE TERMS

A new FRI type lease for a term of years to be agreed between the parties and incorporating upward only rent reviews.

VIEWING

By appointment with the agents: -

Contact: Luke Neal / Chris White

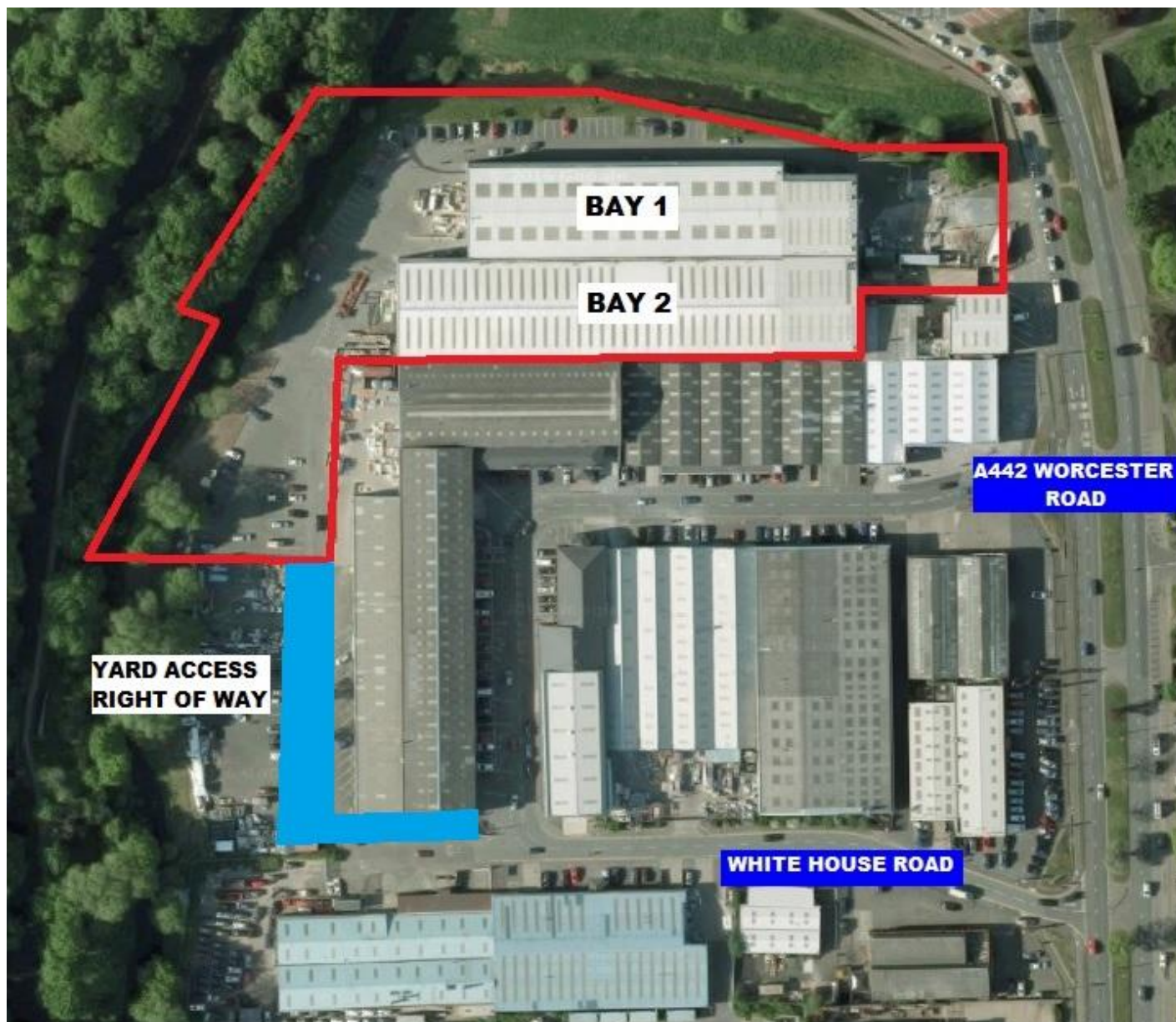
LN@whiteroseproperty.co.uk /
chrisw@whiteroseproperty.co.uk



Or Joint Agents: Harris Lamb 0121 455 9455

Ref:2439/02/25

Site Plan – For Identification Purposes Only



Notice & Conditions

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