

TO LET (LAST SUITE)

High Specification Office Space



1st Floor Digital House, Stourport Road, Kidderminster DY11 7QH

- 3,743 sq ft (347.77 sqm) first floor suite with separate reception and entrance
- High specification finished to an immaculate standard
- Open plan office space with kitchen and WC facilities
- Self-contained office block with ample parking
- Two miles south of Kidderminster town centre
- Suspended ceilings, perimeter trunking, air conditioning and LED lighting


Solutions | Cyber Security | ERP Software

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The Commercial Property Consultants

01905 676169

www.gjsdillon.co.uk





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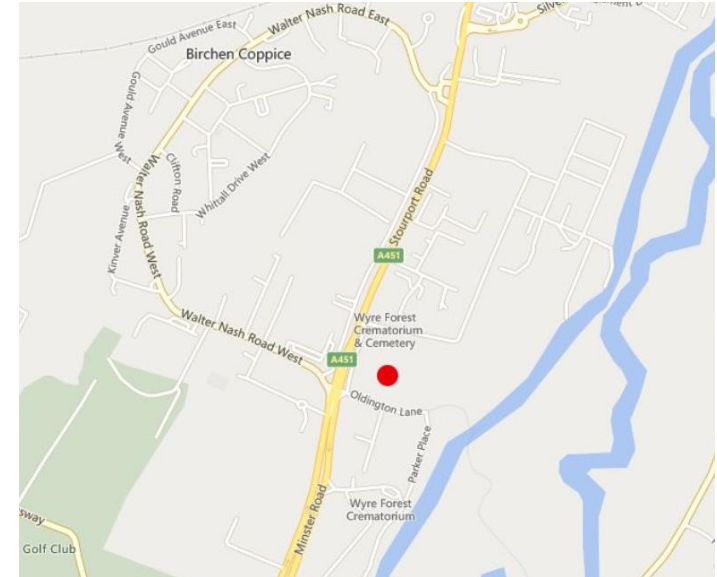


Location

The property is located off the A451 Stourport Road, approximately two miles south of Kidderminster town centre and one and half miles north of Stourport-On-Severn. The property has easy access to the main A442 Worcester Road, which combined with the A451 are the two main arterial roads leading into Kidderminster Town Centre. In recent years, this part of Kidderminster has been totally transformed, attracting a number of high-profile occupiers along the Stourport Road and Silverwoods Way.

Description

Digital House is self-contained office premises, which is securely fenced and gated with generous parking. Both ground floor suites have been recently let. The remaining first floor suite is finished to an immaculate standard with a dedicated entrance and reception, a mixture of open plan and private offices together with kitchen and WC facilities. High specification fixtures include suspended ceilings, perimeter trunking, air conditioning and LED lighting with sensors.



Ground Floor Suite Left – NOW LET	298.41 sq m	3,212 sq ft
Ground Floor Suite Right – NOW LET	243.92 sq m	2,626 sq ft
First Floor Suite – LAST SUITE AVAILABLE	347.77 sq m	3,743 sq ft

Guide Rental / Guide Price

£12.50 per sq ft per annum (exclusive) / Price on Application

Rating Assessment

Rateable Value to be reassessed.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Tenure

The property is available on a new formal business lease for a term of years to be agreed. The property may also be available on a Freehold basis.

Energy Performance Certificate (EPC)

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Service Charge

Details and price on application.

Viewing and further information:
call 01905 676169

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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and grats upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region

