

To Let

**GJS | Dillon**

The Commercial Property Consultants



Storage Site, Park Street, Kidderminster DY11 6TN

## Open Storage Land

- £24,000 per annum
- 1.23 acres.
- Level storage site.
- Gated access.
- Direct link via A449 to Junction 6 of the M5 motorway.

Viewing and further information: call us on **01905 676169**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## Storage Site, Park Street, Kidderminster DY11 6TN

### Location

The property is situated on Park Street within Kidderminster, the West Midlands. Kidderminster lies 16 miles to the west of Birmingham city centre, 13 ½ miles north of Worcester and nine miles North West of Bromsgrove. At the 2011 census, Kidderminster had a population of 55,530. The town is well connected with a direct mainline to both Birmingham and Worcester stations.

Kidderminster lies 8 ½ miles to the west of Junction 4 of the M5 motorway, which is accessed via the A456 & A491, via Hagley. The town also lies on the A449 which provides a direct link south to Worcester & Junction 6 of the M5 motorway and north into Kingswinford and Wolverhampton.

### Description

The site is secured with a mix of Heras fencing and railings accessed via double gates. The ground is a mixture of farmac and concrete hardstanding and is broadly rectangular in shape.

The site is accessed off the northern end of Park Street in Kidderminster. The land would suit a variety of uses from storage and distribution or parking and is available immediately.

### Tenure

The property is available on a new business lease for a term of years to be agreed.



### 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.



### Guide Rental

£24,000 per annum exclusive.

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 gratis 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.

**Viewing and further information:**  
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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

