TO LET

WYRE FOREST HOUSE
FINEPOINT WAY, KIDDERMINSTER DY11 7WF

OFFICE PREMISES
Up to **1,540 sq ft** (143.05 sq m)
(Approx. IPMS 3 – offices)

- Modern
- All-inclusive rental
- Meeting rooms available for use/hire
- On-site car parking

LOCATION

The property is located on Finepoint Way which is most easily accessed from the A451 Stourport Road via Walter Nash Road West. The A451 is the main route between Kidderminster and Stourport-on-Severn which are approximately 2 miles North and 2 miles South respectively.
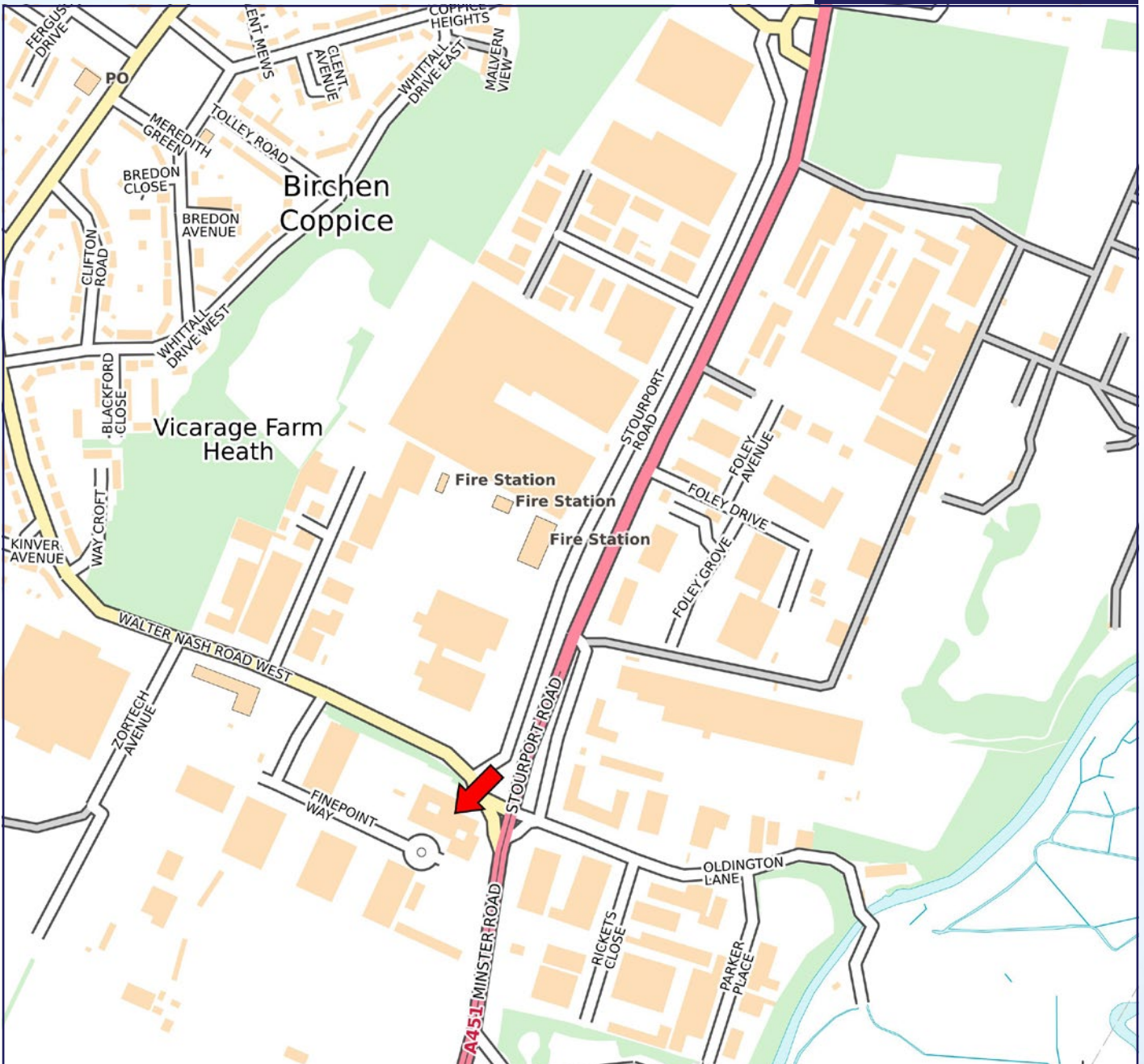
The nearest train and bus station are located in Kidderminster Town Centre.

National Motorway access is provided at Junction 4 and 5 of the M5, both approximately 13 miles distant.

Worcester City Centre is approximately 13 miles South and Birmingham City Centre is approximately 20 miles North East.

POSTCODE: DY11 7WF

DESCRIPTION

The property comprises a modern two-storey office building providing a large serviced reception area leading to a mixture of open plan and cellular offices via a card entry system.

The offices are occupied by Wyre Forest District Council along with a number of independent occupiers.

The available offices are located on the first floor and provide open plan accommodation with lighting, heat and cool air conditioning, carpet tiles and floor boxes. Desks are provided and the current layout/number of desks can be altered to suit.

Access between floors is provided via a lift and staircase.

Communal breakout areas, W.C, shower and kitchen facilities are also provided.

Additional meeting rooms are available for use/hire.

External courtyard garden areas with seating are provided.

147 on-site car parking spaces controlled by a barrier and card entry system are provided on a first come first served basis.

There are an additional 27 visitor car parking spaces.

A covered cycle store is provided.

ACCOMMODATION

	SQ M	SQ FT	EPC
FF16	up to 143.05	up to 1,540	B (27)

TENURE

The office is available on a new internal repairing lease for a term of years to be agreed.

RENT

£36 per sq. ft. plus VAT on an all-inclusive basis (to include rent, service charge, electricity, business rates and buildings insurance)

ADDITIONAL COSTS

In addition, a one-off cost of £500 plus VAT is payable for the set up and integration into the ICT/Telephone infrastructure which includes:

• Provision of smartcards for access control (including staff car park)

• Use of the online room booking system for both internal and public meeting rooms

• Set up for use multi-function devices

• Wireless network set up and set up of DDI and phone system.

Any other ICT requirements would be subject to a separate discussion. A quote will be provided once full requirements are known.

In addition to the above, there will also be an annual charge of £250 plus VAT per desk from lease commencement for on-going ICT connection infrastructure. A discount of 10% can be offered on the annual charge for over 20 desks.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

The Tenant is responsible for all legal costs incurred in any transaction. The Landlords legal costs are £450 plus VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity

VAT

All prices quoted are exclusive of VAT, which we understand is chargeable.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT   Ref: G6491   Date: 10/23