



Unit 5 Cursley Distribution Park, Curslow Lane, Shenstone
Worcestershire DY10 4DX

Warehouse/Distribution

- 7,686 sq ft (714 sq m) GIA
- Flexible lease terms available
- Two level accessible doors with access to an abundance of communal external space
- Height to eaves of 5.5m
- Excellent transport links
- Accessible to the national motorway network via M5/M42

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

To Let

Unit 5 Cursley Distribution Park, Curslow Lane, Shenstone Worcestershire DY10 4DX

Location

The property is situated on Curslow Lane between Shenstone and Hartlebury close to its junction with the A442, approximately four miles south east of Kidderminster, 13 miles north of Worcester and 18 miles south west of Birmingham.

Access to the national motorway network can be gained at Junction 5 of the M5 via the A442 and the A38.

The area is popular with commercial occupiers being situated close to the nearby Industrial Estates of Rushock and Hartlebury.

Description

Cursley Distribution Centre is a modern purpose-built commercial complex comprising a mixture of medium to large business units; offering room for growth across the estate.

Each of the units is of modern steel portal frame construction with cladding above, roof with fluorescent strip lights which provide a good amount of natural light into the unit. Internally, Unit 5, provides a good-sized ground floor warehouse/trade counter area with two level access doors and an accessible yard for loading and unloading.

Tenure

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of D



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.



Guide Rental £4 per sq ft exclusive

Service Charge

Price on application

VAT

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

Rating Assessment

Rateable Value 2019/2020	£20,250
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Legal Costs

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

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GJS | Dillon

The Commercial Property Consultants

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

