



Unit 4 Edwin Avenue, Hoo Farm Industrial Estate, Kidderminster, DY11 7RA

Warehouse unit with generous yard space

- Total area – 11,198 sq ft (1,040.31 sq m) GIA
- Flexible lease terms
- Good quality offices and meeting rooms
- Excellent onside parking & loading / unloading area
- Two electrically operated shutters
- Popular trading estate

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

www.GJSDillon.co.uk

To Let

Unit 4 Edwin Avenue, Hoo Farm Industrial Estate, Kidderminster, DY11 7RA

Location

The property is situated on the well-established Hoo Farm Industrial Estate in a secure gated yard off Edwin Avenue, situated to the rear of the Loxley Scaffolding unit. Hoo Farm Industrial Estate is itself just off the main A449 Worcester Road approximately one mile from Kidderminster town centre.

Kidderminster is situated in the county of Worcestershire approximately 15 miles north of Worcester and 12 miles north west of Droitwich. The town is located on the A456/A442 approximately 7 miles to the west of the M5/M42 intersection. The M5 and M42 motorways provide easy access to the motorway network.

Description

The accommodation comprises an attached workshop/warehouse unit and benefits from a combination of fluorescent strip lighting and sodium lamps with gas fire blower heaters. Access to the warehouse is provided by two roller shutter doors and a pedestrian access door.

Attached to the workshop accommodation is a single storey building of cavity brick construction providing good quality office accommodation with suspended ceilings, category II lighting, LPG central heating and perimeter wall trunking.

Warehouse	9,868 sq ft	916.50 sq m
Offices	1,330 sq ft	123.56 sq m
Total	11,198 sq ft	1040.31sq m



Tenure

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of D



Guide Rental ~£75,000 per annum (exclusive)

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 2023 £50,000

Legal Costs

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

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:
call 01905 676169

Kyle Pugh
kylepugh@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk

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

