



Unit 2 Rickets Close, Firs Industrial Estate, Kidderminster, DY11 7QN

Detached Warehouse Unit with Large Gated Yard

- Total area – 11,881 sq ft (1,103.75 sq m) GIA
- Guide Rental - £90,000 per annum
- Detached warehouse / industrial unit with good eaves height
- Mezzanine storage area to the front of the property (suitable for use as office accommodation)
- Large secure, gated yard (0.69 acres)

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

www.GJSDillon.co.uk

To Let

Unit 2, Rickets Close, Firs Industrial Estate, Kidderminster, DY11 7QN

Location

The property is situated on the well-established Firs Industrial Estate. Firs Industrial Estate is itself just off the main A451 Stourport Road approximately three miles from Kidderminster town centre. In recent years the Stourport Road has been transformed into a modern commercial location with great access links.

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

2 Rickets Close comprises a large warehouse / industrial unit arranged to provide offices to the front, a former trade counter area, mezzanine floor and large warehouse. There is pedestrian access to the front and side of the property, along with access via a roller shutter door to the rear.

The property is unique in offering a large, secure gated yard.

	Sq Ft	Sq M
Offices	1,198	111.33
Former sales area (can be used as warehouse space)	2,326	216.09
Warehouse	5,556	516.18
Mezzanine	2,326	216.09
Mezzanine to rear	474	44.06
Total	11,881 sq ft	1,103.75 sq m
Outbuilding	1,617 sq ft	150.24 sq m
Yard area	0.69 acres	

Tenure

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

Energy Performance Certificate (EPC)

Available on application.



Guide Rental – £90,000 per annum (exclusive)

Service Charge - £50.00 per quarter

VAT

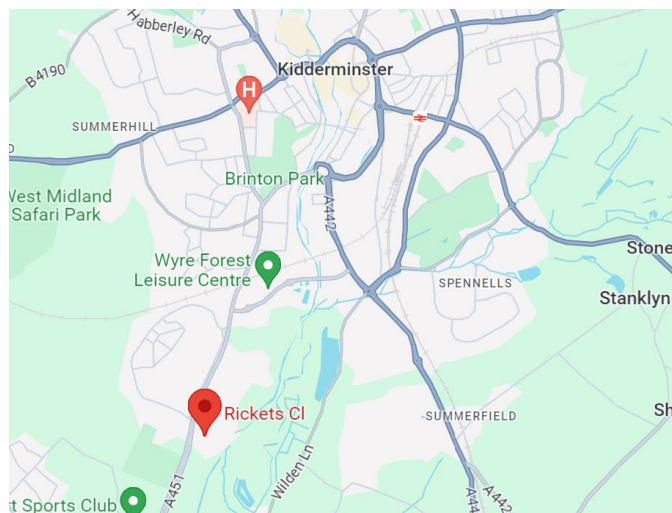
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £67,000 per annum

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

Roy Wilkes
roywilkes@gjsdillon.co.uk

Kyle Pugh
kylepugh@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

