



Whitehouse Road, Kidderminster, DY10 1HT

Large industrial unit with secure yard

- Total floor area 23,367 sq ft (2,170 sq m) GIA
- Guide rental - £102,000 per annum
- Large secure yard at the rear of the unit
- Vehicle access at both sides of the property
- Ground floor open plan and cellular offices
- Located off the A442 leading into Kidderminster

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

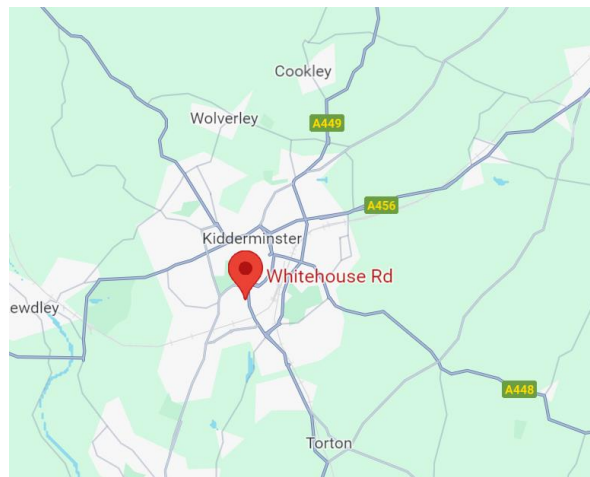
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To Let

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Location

Whitehouse Road is situated within Kidderminster, Worcestershire. Kidderminster is situated within the Wyre Forest district and lies 15 miles north of Worcester and 17 miles south west of Birmingham. The town benefits from being in close proximity to major transport links, such as the M5 motorway, and has a mainline train station provide access to Birmingham and the national rail network. The subject property is situated to the western end of Whitehouse Road, which in turn runs off the Worcester Road (A442). The Worcester Road comprises one of the main arterial roads leading into Kidderminster. This section of the A442 comprises manufacturing facilities, trade counters and showroom premises. The area therefore has a good profile and is very accessible.



Description

The property is arranged over the ground and lower ground floors. At ground floor level the property is accessed via a pedestrian access leading to a reception area and roller shutter door to the northern elevation. There is a further vehicular access to the southern elevation which could be utilised. The reception area provides direct access to a combination of open plan and cellular offices. There is also access to the main industrial area, which offers a large floor plate that is regular in shape. There are WC & kitchen facilities on the ground floor. The lower ground floor is accessed externally from the ground floor and offers further warehouse/storage space. There is a large secure yard to the rear of the property, which also provides access to the lower ground floor space. Further parking can be found alongside the northern elevation of the property.

Guide Rental £102,000 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 – To be confirmed

Legal Costs

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

Ground Floor – Offices, Industrial & Ancillary Space	16,213 sq ft	1,506.20 sq m
Lower Ground Floor Industrial and Storage	7,155 sq ft	664.69 sq m
Total	23,367 sq ft	2,170.88 sq 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 E (118)

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.

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Floor Plan



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