

To Let

GJS | Dillon

The Commercial Property Consultants



Office Space at Stour Vale Mill, Green Street, Kidderminster DY10 1AZ

## Unique Offices in an Iconic Building

- Guide Rent – £11,700 per annum
- First Floor Offices extending to 811 sq ft (75.37 sq m) NIA
- Self-Contained with adjacent WC & Kitchen Facilities
- The Whole Building has been Recently Refurbished
- High Amount of Glazing Offering an Abundance of Natural Light
- Set within Stour Vale Mill, alongside The Museum of Carpet

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

[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## Office Space at Stour Vale Mill, Green Street, Kidderminster DY10 1AZ

### Location

Stour Vale Mill 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 providing access to Birmingham and the national rail network.

Stour Vale Mill is situated to the northern end of Green Street, on the southern fringe of Kidderminster town centre. Green Street is characterised by large former carpet factories, many of which have been converted for occupation by national occupiers such as Morrisons and Dunelm.

### Description

The subject office space is situated on the first floor and is accessed via The Museum of Carpet's main entrance (or an adjacent door should the Museum be closed). There is also an alternative entrance off Green Street.

The offices comprises of a large open plan room which benefits from plenty of natural light, perimeter trunking, wall mounted radiators and comfort cooling. Situated adjacent to the office is a kitchen and WC, which are predominately used by the office occupier.

Car parking is available at the adjacent Morrisons supermarket. There will be at least three designated parking spaces, with more available by arrangement.

First Floor                      811 sq ft                      75.37 sq m

### Tenure

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

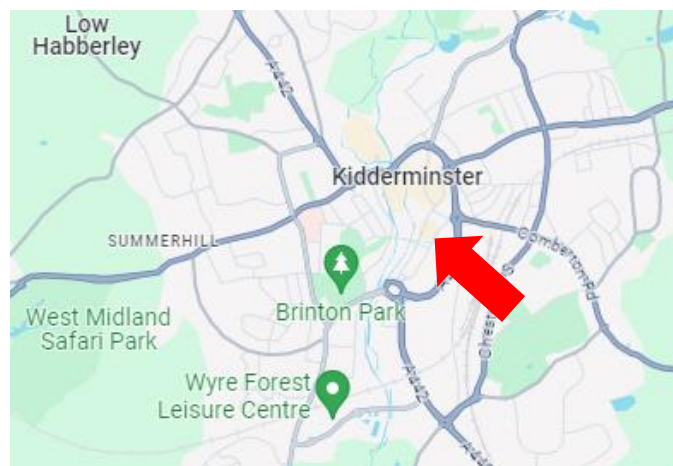
### Energy Performance Certificate (EPC)

The property has an energy performance rating of C (63).

### Rating Assessment

Rateable Value - £5,100

The property therefore qualifies for full small business rates relief.



**Guide Rental    £11,700 per annum**  
**£975 per calendar month**

### Service Charge

To be confirmed on application.

### VAT

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

### 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:**  
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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

