

To Let

GJS | Dillon

The Commercial Property Consultants



Unit B9 & B10 Ratio Park, Finepoint Way, Kidderminster DY11 7FF

## Modern Light Industrial / Warehouse Units

- 2,318 sq ft (215.36 sq m).
- Three phase electricity
- Roller shutter door
- Pedestrian access door
- 4 allocated on site car parking spaces
- Established business park

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

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

# To Let

## Unit B9 & B10 Ratio Park, Finepoint Way, Kidderminster DY11 7FF

### Location

The property is situated just off the Stourport Road within Kidderminster, the recently regenerated area with Brinton's Carpets at its core. Kidderminster itself is located to the north of Worcester and to the south west of Stourbridge and has good road access to each, as well as Junctions 4, 5 and 6 of the M5 motorway. Kidderminster also has a mainline railway station which provides a direct link into Birmingham Snow Hill.

### Description

The property comprises a self-contained, steel portal framed unit with mono-pitch roof with composite panels, block walls with external 'Kingspan' panelling.

Internally the unit is of open plan configuration with mezzanine floor to the rear, overhead access door, glazed pedestrian entrance and an eaves height of 4.1m to the underside of the haunch at the front.

Externally there are dedicated parking spaces immediately in front of the unit.

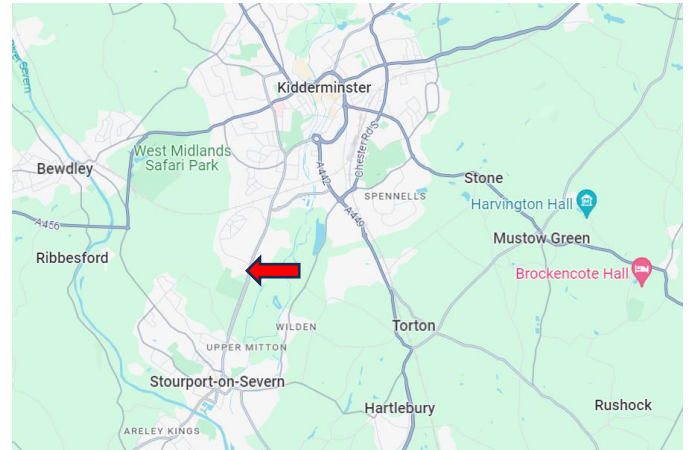
Ground Floor	1,668 sq ft	155.00 sq m
Mezzanine Floor	650 sq ft	60.36 sq m
<b>Total</b>	<b>2,318 sq ft</b>	<b>215.36 sq m</b>

### 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 (79)



**Guide Rental - £21,600 per annum**

### Service Charge

An estate service charge relating to the maintenance of the common parts will be levied on all units

### 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 - £19,750

### 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

