



Greenhill Industrial Estate, Kidderminster, DY10 2RN

Flexible Industrial / Manufacturing Units

- Red unit 1,335 sq ft (124.02 sqm)
- Green warehouse 7,616 sq ft (707.50 sq m)
- Blue warehouse 7,959 sq ft (739.39 sq m)
- Units can be let individually or as a combination of the above
- Designated parking spaces
- Security with CCTV and access-controlled gate
- Gas heating and 3-phase power
- A location on a popular trading estate

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

www.GJSDillon.co.uk

To Let

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Location

Greenhill Industrial Estate 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 off the Birmingham Road, to the north-east of the town centre. The Birmingham Road is the main road connecting Kidderminster to Junction 3 of the M5 motorway, the Black Country and Birmingham.

Greenhill Industrial Estate is home to a variety of commercial occupiers and is well managed, offering a clean site with good security provisions including site managed CCTV and individual pin numbers for site security gate.

Description

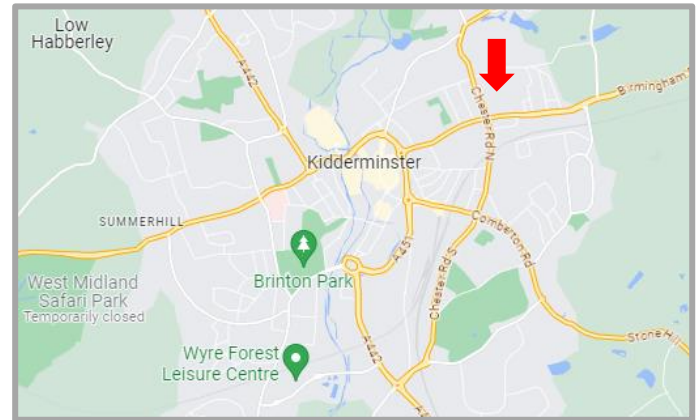
The main warehouse / manufacturing space is regular in shape and benefits from three separate roller shutter doors. Situated off this space are a mix of offices, WCs and other amenity facilities.

Tenure

The property is available on a new business lease for minimum term of 2 years.

Rating Assessment

Rateable Value – on application



Legal Costs

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of to be reassessed on the letting of the units.



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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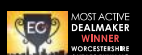
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changing the way commercial property is perceived in our region



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Units	Sq Ft	Sq M	Guide Rental
Whole Unit (Blue, Red, Green)	17,415 sq ft	1,617.87 sq m	£112,500 per annum
Blue Warehouse	7,959 sq ft	739.39 sq m	£51,600 per annum
Green Warehouse	7,616 sq ft	707.50 sq m	£49,500 per annum
Red Warehouse	1,335 sq ft	124.02 sq m	£11,400 per annum

The units are available in any combination.

VAT

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



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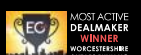
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Red Unit and Entrance to Blue Unit



Internal Photo of Green Unit



Access and Roadways



Access and Roadways



Red Unit



Red Unit Internal Space

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