



Gemini Business Park, Site 8, Walter Nash Road, Kidderminster, DY11 7HJ

## First and Second Floor Office Suites

- First Floor Office 2,881 sq ft (267.65 sq m)
- Second Floor Office 3,552 sq ft (330 sq m)
- May split further
- On site car parking
- Secure site
- Mix of central heating and air conditioning



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The Commercial Property Consultants

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missions  
to their  
otherwise  
active  
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.



## Gemini Business Park, Site 8, Walter Nash Road, Kidderminster, DY11 7HJ

### Location

The property is located on Walter Nash Road just off the A451 Stourport Road, approximately two miles south of Kidderminster town centre. This location has easy access to the main A442 Worcester Road. Junction 4 of the M5 motorway and Junction 1 of the M42 motorway are approximately 12 miles away and provide access to the M5 and M42. Birmingham City Centre is situated approximately 20 miles to the northeast and Worcester City Centre is situated approximately 13 miles to the south. Kidderminster has a mainline railway station is situated to the east of the town. There are frequent trains to Birmingham Snow Hill, Worcester Foregate Street and Stratford-upon-Avon.

### Description

The offices are positioned along Walter Nash Road and are fronted by landscaping and a car park. To the rear, which is accessed via a secure gated road, there are additional parking spaces and further exit and access points.

The first floor suite contains large open plan offices with glass partitioned private offices and further cellular spaces.

The second floor suite provides two large open plan offices, with a single glass partitioned private office and two further meeting rooms.

First Floor	2,881 ft <sup>2</sup>	(267.65 m <sup>2</sup> )
Second Floor	3,552 ft <sup>2</sup>	(330.00 m <sup>2</sup> )
<b>Total</b>	<b>6,433 ft<sup>2</sup></b>	<b>(597.65 m<sup>2</sup>)</b>

#### Tenure

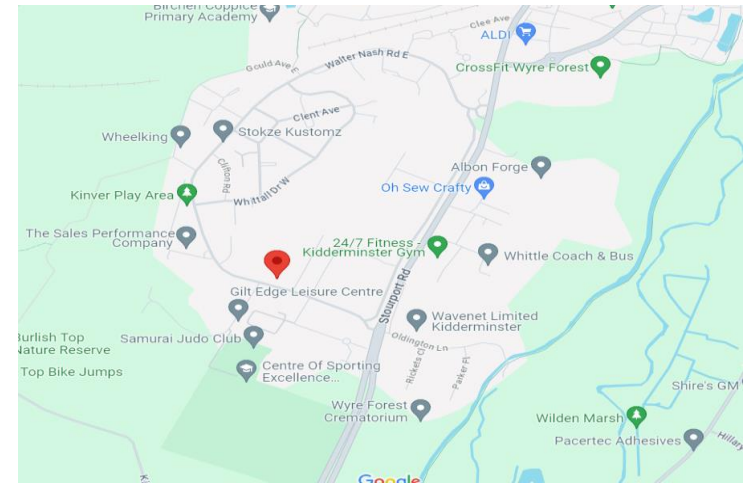
The property is available on a new business lease for a term of years to be agreed.

#### 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.



### Guide Price

First Floor - £31,691 per annum exclusive

Second Floor - £31,968 per annum exclusive

### Tenure

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

### Energy Performance Certificate (EPC)

To be advised

### Service Charge

Details and price on application.

**Viewing and further information:**  
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**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

