

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 2 Coppice Trading Estate, Kidderminster DY11 7QY

## Industrial / Workshop Premises

- 7,071 sq ft (656.09 sq m) GIA
- Located in an established commercial area off Stourport Road
- Minimum eaves height of 4.50m
- 3 phase electricity supply
- On site car parking
- Good access to surrounding areas and M5 Motorway

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

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

# To Let

## Unit 2 Coppice Trading Estate, Kidderminster DY11 7QY

### Location

The property is situated on Walter Nash Road and is just off the A451 Stourport Road within Kidderminster, within 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 is arranged to provide a mid terrace industrial unit. The unit forms part of a wider estate which offers similar industrial accommodation. The property has access via two pedestrian doors and a large folding access door.

The unit is exclusively arranged over the ground floor, with there being a large ground floor industrial area, rear storage area, ground floor office accommodation, a reception area, WC facilities and a canteen/kitchen.

Externally there is a car parking area to the front of the property which will provide car parking for approximately eight cars.

Ground Floor	5,559 sq ft	516.45 sq m
First Floor Storage	1,187 sq ft	110.27 sq m
Reception, WC, kitchen	325 sq ft	30.18 sq m
<b>Total</b>	<b>7,071 sq ft</b>	<b>656.09 sq m</b>

### Energy Performance Certificate (EPC)

The property has an energy performance rating of E

### Guide Rental

Guide Rental £30,000 per annum exclusive

### 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.

### Rating Assessment

Rateable Value 2019/20 - £19,000

### 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

