

Trade Counter / Industrial Units TO LET.



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commercial property
Black Country
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*Britannia Business Park, Stourport Road, Kidderminster,
Worcestershire, DY11 7PZ.*

4,615 – 9,253 SQ FT (428.7 – 859.6 SQ M).

PROPERTY SUMMARY.

Two trade counter/industrial units with each one benefiting from the following:

- Level access loading.
- Glass Frontage.
- Up to 10 MVA of power available on site.
- An abundant supply of car parking.
- On site security.
- Newly refurbished.
- Units can be combined.
- Prominently placed on Stourport Road



LOCATION.

The property is located directly off the main A451 Stourport Road in Kidderminster providing direct access to Kidderminster Town Centre approximately 2 miles to the north.

Stourport Road benefits from the recently opened Hoo Brook Link Road, alleviating traffic off the local road network and providing swift access to the ring road and in turn, all major routes out of the town to Birmingham, Worcester and the M5 motorway. Surrounding occupiers include Power Equipment Services, Vision Labs, IGS, Wyre Forest District Council and Aldi.

What 3 Words: ///tested.edit.tile

FLOOR AREA.

We have been provided with the following GIA floor areas which are as follows:

Unit	GIA	
	Sq Ft	Sq M
3	4,615	428.7
4	4,638	430.9
Combined	9,253	859.6

TERMS.

The premises are available on new fully repairing and insuring lease terms for a term to be agreed.

RENT.

On application

SERVICES.

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC.

Available upon request.

RATEABLE VALUE.

Available upon request.

SERVICE CHARGE.

A contribution towards the maintenance costs of the site and a charge for the building insurance will be levied.

LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

VAT.

VAT may be payable on any transaction at the prevailing rate.



Contact.

For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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Alternatively contact the joint agent Hexagon on 01384 374888

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