

G HERBERT BANKS

EST. 1898

REFURBISHED INDUSTRIAL UNIT TO LET



**Arthur Drive, Hoo Farm Industrial Estate,
Kidderminster Worcestershire DY11 7RA**

Available Summer 2023

- Good quality manufacturing/warehouse unit.
- Immediate Vacant possession available
- Versatile accommodation 17,460ft² (1,673m²)
- Excellent road access to A449, linking to M5
- Secure yard, parking area and rear yard
- Well specified. Viewing recommended



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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Arthur Drive, Hoo Farm Industrial Estate, Kidderminster Worcestershire DY11 7RA

Kidderminster Town Centre 2.8 * Bewdley 5 * Worcester 13 * Birmingham 21
Approximate distance in miles

Location

The property is located in the popular Hoo Farm Industrial Estate, which has direct access onto the A449 Worcester Road, on the outskirts of Kidderminster. This position affords good road access to the south and west Midlands with connections to the M42 and M5 Motorways. Hoo Farm Industrial Estate is an established trading location, with a good mix of local and national occupiers, including manufacturing, warehouse, trade counter and retail sales.

Description

The premises is a detached industrial unit set back from the road by a fenced and gated concrete yard, inset with an interceptor tank.

The ground floor reception connects to the showroom, behind which are located a canteen and W.C accommodation. There are first floor offices and adjacent storage above.

The central workshop area is serviced by 2 roller shutter doors. To the rear of the property is a loading bay with roller shutter doors to front and rear, connecting to the rear yard. This premises presents a variety of accommodation, including upper floor manufacturing/warehouse areas, which are serviced by a 2.5 tonne goods lift. (Floor plans are available on request)

The premises has been under refurbishment during 2023 and will be available with vacant possession in the Summer. These works include new palisade fencing and gates, concrete yard, cladding, roofing, glazing, lighting, decoration and electrical improvements.

Accommodation

Total	17,460ft ²	(1,673m ²)
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The property has been measured on a Gross Internal Basis (GIA)

Tenure

The property is available with vacant possession on a full repairing and insuring lease, for a minimum term of 6 years.

Location plan



Guide Rental

£90,000 per annum plus VAT (£5.15/ft²)

Energy Performance Certificate

Upon completion of the building works a new energy performance certificate will be issued.

VAT

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

Rating Assessment

From the 1st April 2023 the rateable value is £53,000.

Legal Costs

Both parties to be responsible for their own legal costs in respect of this letting.

Money Laundering

The successful tenant will be required to submit information to comply with money laundering regulations.

References

The successful applicant will need to provide references and /or accounts, as appropriate.

Fixtures and Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

Services

There are high capacity mains electricity and natural gas supplies to the unit. The property is connected to mains water and drainage.

Viewing

Strictly by prior arrangement with the sole Agents.

Contact: Nick Jethwa

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