



Plots 1, 2 & 5 (Units 1, 4 & 5) Oldington Trading Estate,
Kidderminster DY11 7QP

**G HERBERT
BANKS**

EST. 1898

Plots 1,2 & 5 (Units 1, 4 & 5) Oldington Trading Estate, Kidderminster DY11 7QP

Manufacturing Head Quarters premises for sale.

- 4,033m² (43,394ft²) of versatile accommodation
- Prominently located overlooking A451 Stourport Road employment corridor
- Generous parking and rear loading yard
- Available with vacant possession

Kidderminster 2 * Droitwich M5 13 * Worcester 13 ½
* Birmingham 20
Approximate Distance in Miles

Situation

The premises are located in Kidderminster's primary employment corridor, being part of Oldington Trading Estate; overlooking the A451 Stourport Road. This employment corridor has been transformed over the last 10 years with extensive developments to include IGS (Vision Labs), Ambulance & Fire Station hub, Greggs, 24/7 Gymnasium, Aldi and Costa. Road communications have been improved with the A4420 Silverwoods Way Bypass, which connects to the A449 Worcester Road. This position lies approx. 2 miles south of Kidderminster Town Centre and 2 miles north of Stourport on Severn. Access to the National Motorway network is via Junction 3 – 7 of the M5 and Junction 1 of the M42. Kidderminster also has an excellent network connection to the National A road system.

Description

Extended and partly refurbished in 2014, the premises are currently a Head Quarters manufacturing facility set behind tarmac parking and loading bay, providing a feature fully glazed entrance hall providing access to ground and first floor offices. The industrial/workshop accommodation is thereafter divided into three principle areas. There is parking to the front and along the right hand boundary of the property.

Unit 1

Having been refurbished & extended in 2014. The building has architectural cladding to front, inset offices to ground and first floor (previously a manufacturing area), canteen, washrooms and a feature spiral staircase. There are front and rear roller shutter doors, also with access to the abutting units. A 2 tonne travelling crane will remain in situ along with blow air gas heaters.

Unit 4

A low rise workshop with 3.0m to the underside of the roof truss and double glazing to side elevation, with direct parking in front.

Unit 5

Constructed in 1992 this steel frame warehouse interconnects with the adjoining units and has a separate loading access to the rear yard. Eaves height 5.16m to haunch.

Outside

There is a rear service yard with gated entry providing access into the units. To the side of the property there is further parking and loading areas. The front parking area was re-surfaced in 2014 and provides parking for 30 cars, along with adjacent loading bay.

Accommodation

	Area Ft ²	Area M ²
Unit 1	31,010	2,882
Unit 4	5,950	553
Unit 5	6,434	598
Total	43,394	4033

Agents Note

Please note only the fixtures & fittings described in this brochure will be provided upon completion by the seller. Further information regarding the property is available including asbestos report, fixed wiring report, gas safety report and planning consents relating to the 2014 build.

GENERAL INFORMATION

Tenure

The properties are for sale with vacant possession with this being envisaged as available from September – December 2024. The properties are held on a long leasehold basis with a term of 94 years unexpired, extending to the 30th April 2118. Ground rents are Plot 1 - £70 pa. Plot 2 - £9,160 pa Plot5 £50 pa total £9,280 per annum.

Guide Price

Offers based on £1,950,000

VAT

We are informed by the Vendor that the premises is subject to VAT.

Energy Performance

EPC rating – Awaiting Certification

Rating Assessment

The rateable valuable from 1st April 2023 is £133,000

Services

The properties are connected to Mains water, gas and electricity (three phase).

Local Authority

Wyre Forest District Council

Money Laundering

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

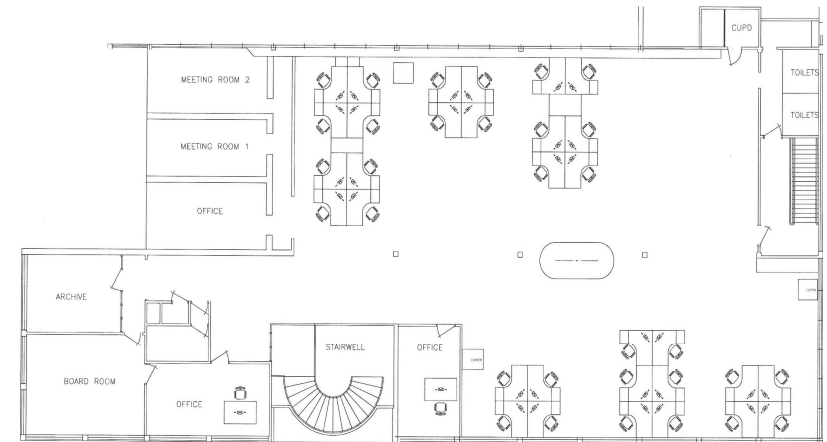
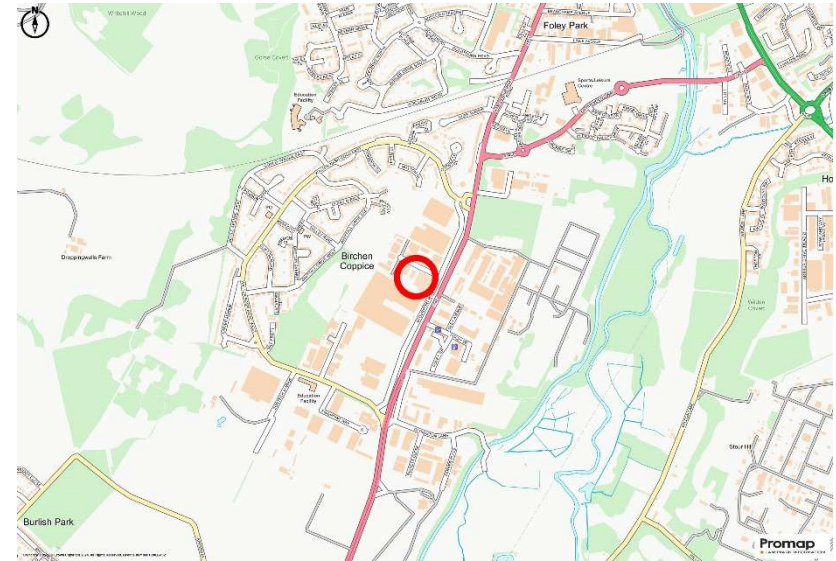
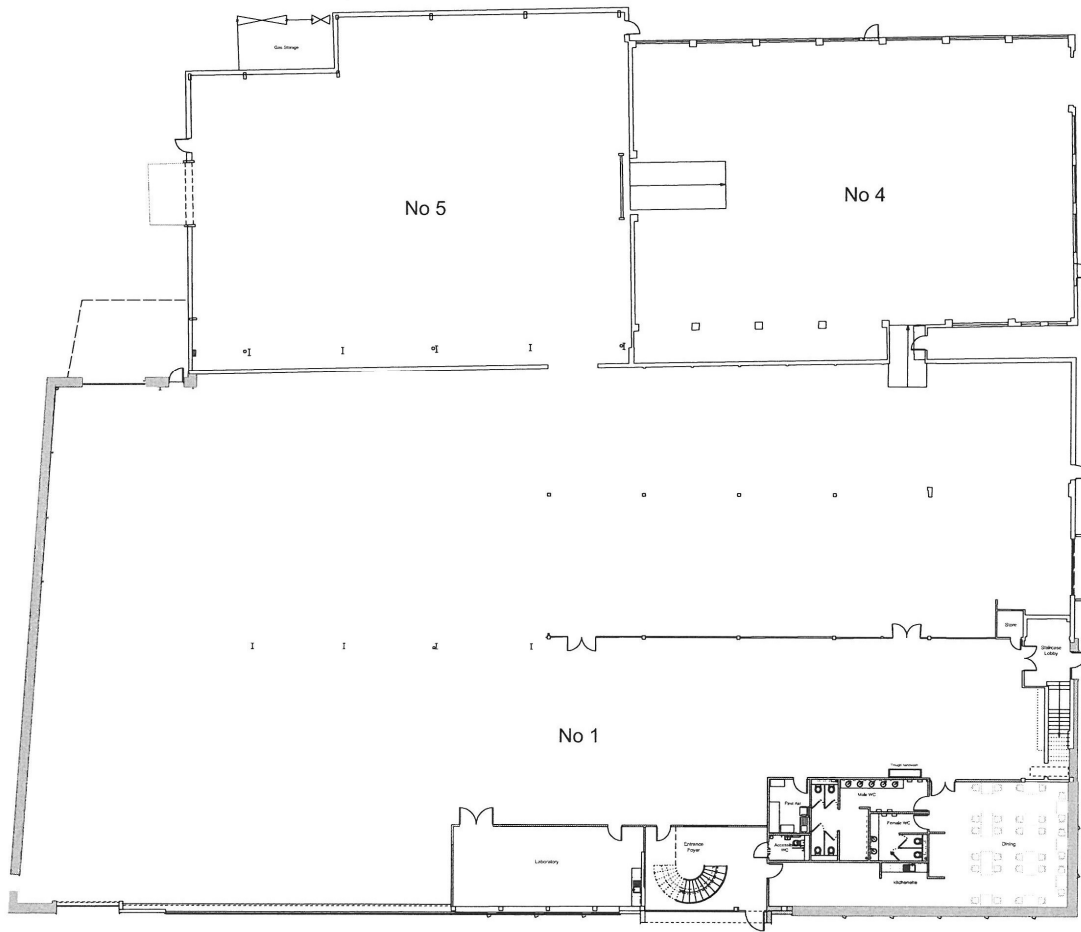
Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968. **Contact: Nick Jethwa**
Email: nj@gherbertbanks.co.uk

Directions

From Kidderminster on A451 to Stourport turn right into the slip road (signposted Stourport Road) after the Loom & Shuttle Public House. Oldington Trading Estate is on your right hand side.

Location Plan



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 Great Witley, Worcestershire WR6 6JB



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