

Stourport Road, Kidderminster DY11 7WF



TO LET

SIZE: APPROX. 12,000-125,000 SQ/FT

- ✓ ESTABLISHED INDUSTRIAL AREA
- ✓ STRIP LIGHTING
- ✓ 10 MVA POWER
- ✓ FULLY SPRINKLERED

Westprop.

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, Were Forest District Council and Aldi.

DESCRIPTION

Units available from approximately 12,000 SQ/FT up to 125,000 SQ/FT, benefiting from an eaves height of up to 8.2 metres and 50 Kn/m2 warehouse floor loading.

Additionally, the units are fully sprinklered, and include strip lighting.

There is dock and level access loading available, as well as 10 MVA Power available.

PLANNING

We understand that the premises have B1, B2 & B8 uses, however we advise all interested parties to make their own enquiries with the local authority.

- **ESTABLISHED INDUSTRIAL AREA**
- **FULLY SPRINKLERED**
- **10 MVA POWER AVAILABLE**
- **EAVES HEIGHT UP TO 8.2M**
- **STRIP LIGHTING**



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