

## INDUSTRIAL, WAREHOUSE | TO LET



BAYS 1 & 2, G8 BUSINESS PARK, KIDDERMINSTER, DY11 7HJ

2,868 TO 5,771 SQ FT (266.45 TO 536.14 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Industrial Warehouse Premises with 24/7  
Access

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- Roller Shutter
  - Loading Door
  - 24/7 Access
  - Parking
  - LED Lighting
  - New Toilet Facilities
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## DESCRIPTION

The unit is located to the middle of the site with access via a private road accessed off Walter Nash Road. The estate is fenced to the perimeter with gated/barrier access.

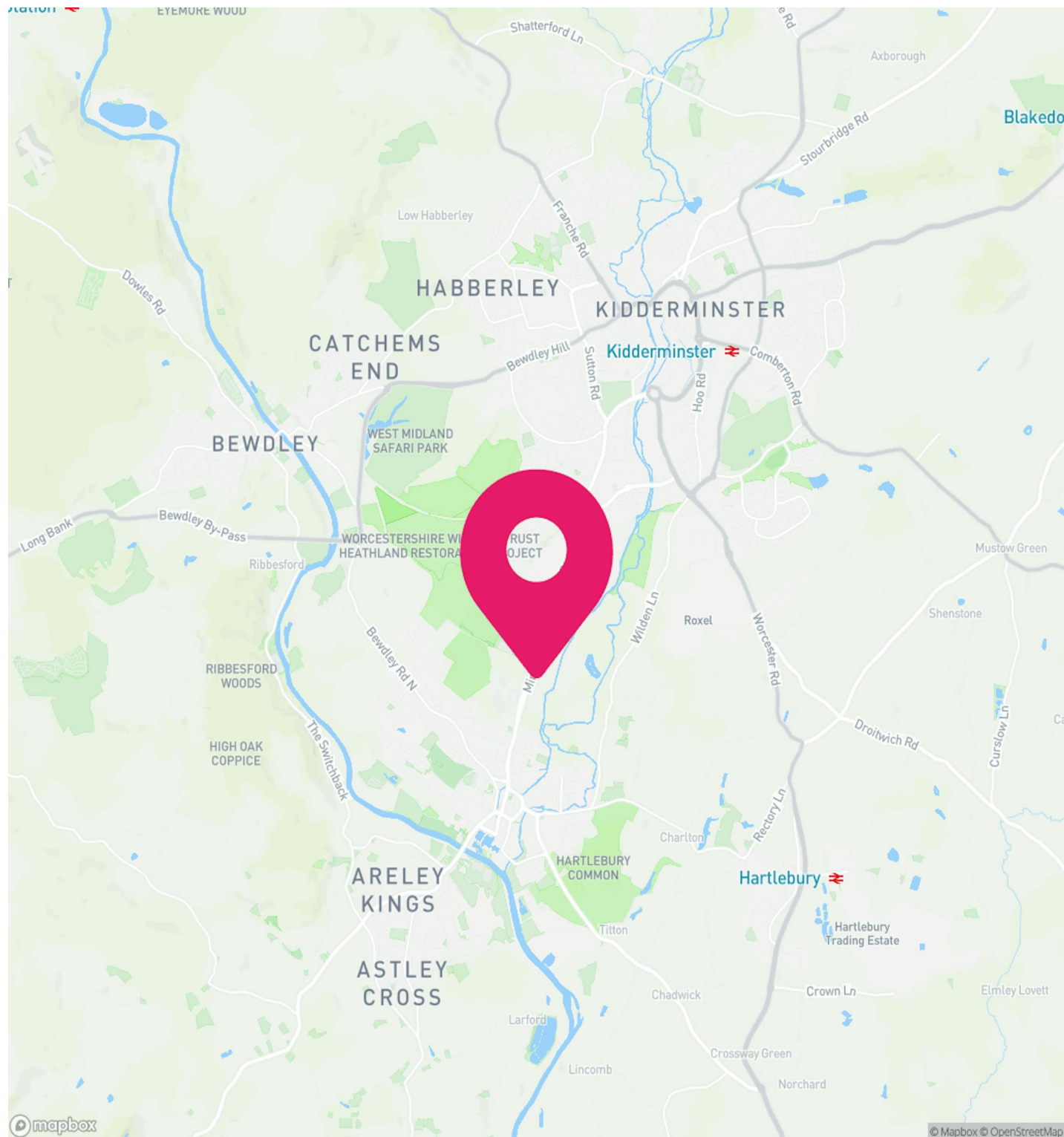
Each bay comprises a steel portal framed single bay unit with brick and part clad elevations, insulated roof and roof lights and roller shutter door. Internally the units measures 4.5m to the eaves and provides epoxy resin floor, LED lighting, new toilet facilities, office space and additional mezzanine storage. The property has been redecorated throughout. The property benefits from ample on site parking.



## LOCATION

The property is situated adjacent to Fine Point Business Park, a highly successful modern industrial estate/ business park comprising a mix of commercial and office buildings, with surrounding occupiers including Wyre Forest District Council, Movianto and Specsavers.

The A451 provides direct access to Kidderminster Town Centre approximately 2.5 miles distant. Kidderminster is approximately 18 miles from Birmingham and 15 miles north of Worcester with good access to Junctions 3-5 of the M5 motorway and, in turn, the national motorway network via the M42, M6 and M40.







## AVAILABILITY

Name	sq ft	sq m	Rent	Total month	Availability
Unit - Bay 1	2,903	269.70	£27,580 /annum	£2,298.33	Available
Unit - Bay 2	2,868	266.45	£27,250 /annum	£2,270.83	Available
<b>Total</b>	<b>5,771</b>	<b>536.15</b>		<b>£4,569.16</b>	



## TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

## SERVICES

We understand that mains water, drainage and three phase electricity are available at the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## EPC

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## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## SERVICE CHARGE

The tenant will pay an estate service charge relating to the maintenance of the common parts.

## FIXTURES & FIXTURES

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

## VAT

Applicable

## RENT

£27,250 - £54,830 per annum

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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