



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICE PREMISES

**640 sq ft
(59.4 sq m)**



**SUITE 9, GEMINI HOUSE, STOURPORT ROAD,
KIDDERMINSTER, WORCESTERSHIRE DY11 7QL**



- ◆ First floor office.
- ◆ Hidden kitchenette.
- ◆ Shared intercom entrance.
- ◆ Decorated to an extremely high standard.
- ◆ Large onsite parking.
- ◆ Benefits from daily postal collections.

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LOCATION

Gemini House is situated approximately 2 miles distant from Kidderminster and Stourport Town Centres, benefiting from main road access via the main A451 Stourport and Minster Road. Stourport Road is a well established trading location with a number of office, industrial and warehouse occupiers. With Gemini House benefiting from a highly prominent location fronting Stourport Road.

The area is part of the south Kidderminster Enterprise Park being a key area of employment and regeneration.

DESCRIPTION

Suite 9 is decorated to a very high standard with high quality wooden flooring, leather effect walls and a hidden kitchenette. Some of the existing furniture will remain in situ including the wall mounted television.

Gemini House is a prominent office building on the busy Stourport Road and benefits from plentiful car parking and well maintained communal areas.

ACCOMMODATION

The property provides the following approximate Net Internal Floor Areas:

	sq ft	sq m
Suite 9	640	59.4

TENURE

Available by way of a new lease on flexible terms to be agreed.

RENTAL

The asking rent is £19,200 per annum

SERVICES

We understand that mains water, drainage, electricity and gas are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Wyre Forest District Council.

RATES

To be reassessed.

VAT

VAT is payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/9gemini

VIEWING

Strictly by prior appointment with Bulleys at their Worcester office on 01905 633333 or the joint agent, Precise Surveyors.

Details prepared 02/26