



DORTREND

County Trade Windows
Suppliers to Trade & Public
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cotw.co.uk
2 Riverside, Stourport, Stourport-on-Severn, Worcestershire, DY13 9BZ

RIVERSIDE BUSINESS CENTRE

GATE 2

Sandy Lane

GRANT'S METALS

Riverside Business Centre, Worcester Road, Stourport-On-Severn (DY13 9BZ)

Location

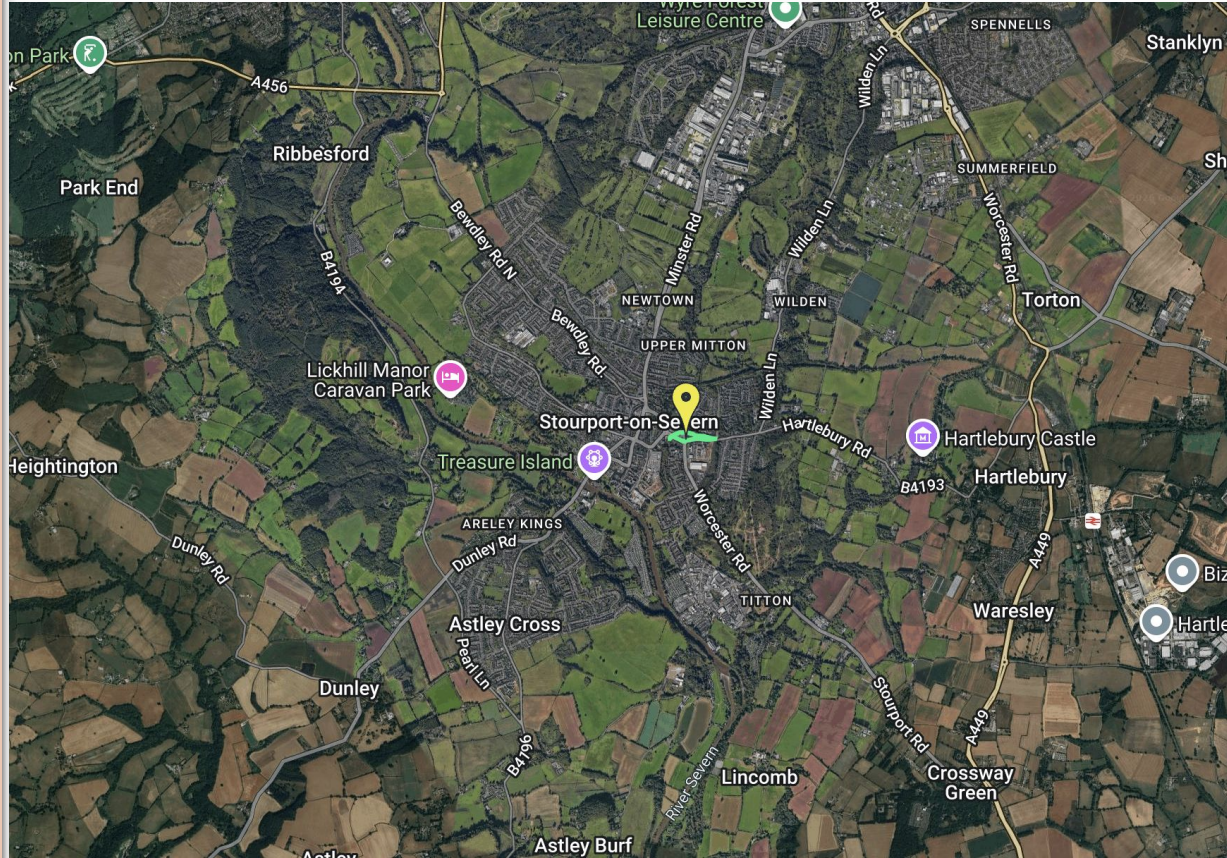
Freehold
WR96771

Address
Riverside Business Centre, Worcester Road,
Stourport-On-Severn (DY13 9BZ)

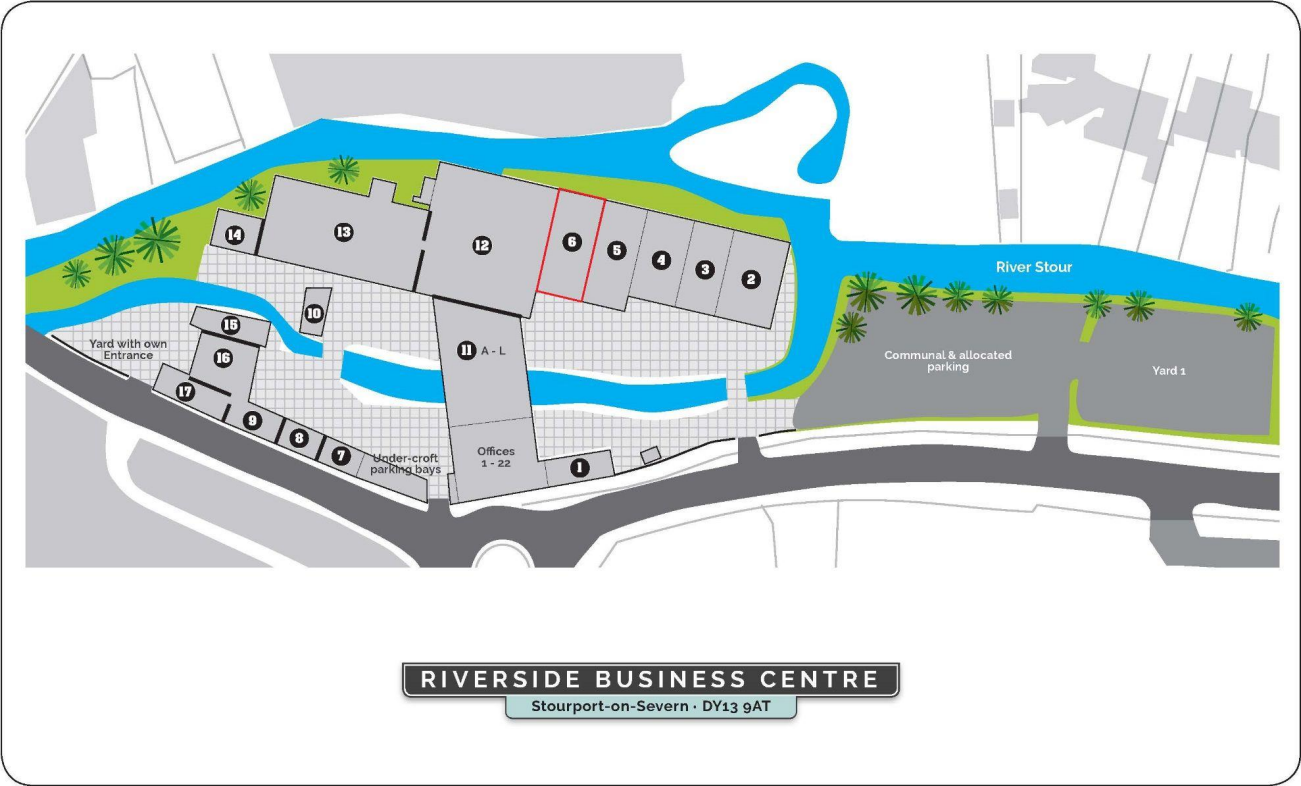
WHAT3WORDS
///ends.ruins.matter

Description
Smart working in the heart of Stourport
Flexible offices, workshops and co-working
space from 70 to 7,700 sq ft

36,000 sq ft of flexible, multi-use
accommodation from a single workspace
through to an entire floor – and all on easy-in,
easy-out terms.



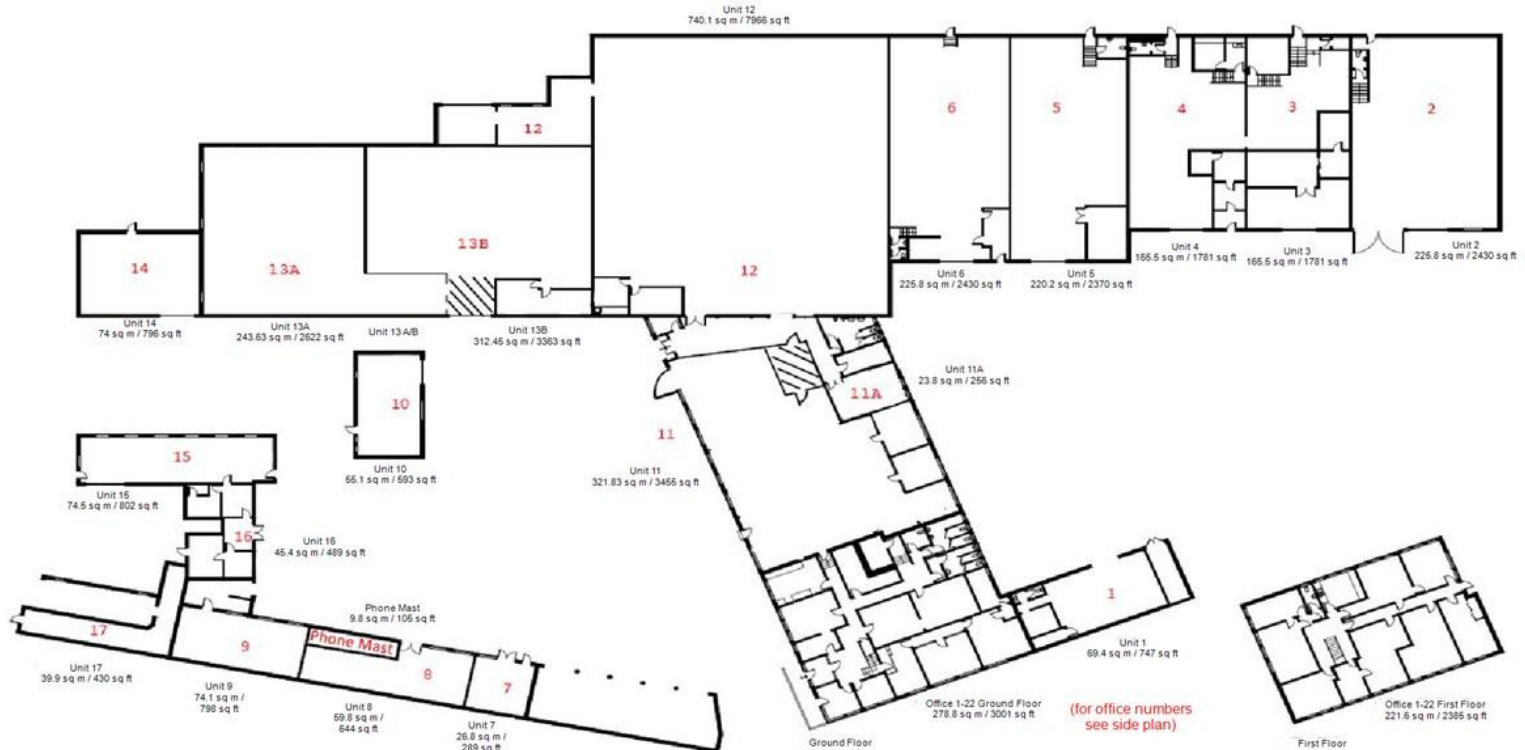
Site Plan



Unit Plan

Riverside Business Centre

Approximate Gross Internal Area = 3830.2 sq m / 41226 sq ft
(Excluding Covered Parking Areas)



This plan is for guidance only and must not be relied upon as a statement of fact



Opportunity

Sale of SPV

MANOR STUDIOS LTD

Regency House, 33 Wood Street,
Barnet, Hertfordshire, EN5 4BE

Company number

09234723

Sqft let	42630	
Rent	£187,437.70	
Asking	9.07	x
Asking Price	£1,700,000	
Stamp Duty Reserve Tax (SDRT)	0.50%	£8,500
Sols	1%	£17,000
sub		£25,500
Total Purchase Costs		£1,725,500
Operating Costs		
Weekly Cleaner		£6,240
Service Charge	£435.00	5220
Net Income	£186,417.70	
Net Initial Yield		10.80%

Availability

May 2026

Offers Invited for the sale of the
Freehold via Share Transfer or
freehold transfer

Trusted Land



Gary

Damien

Georgia

4th Floor, Silverstream House, 45 Fitzroy St, London, W1T 6EB

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