



Greenhill Industrial Estate, Kidderminster, DY10 2RN

Flexible Industrial / Manufacturing Units Providing

- Units from 1,335 sq ft (124.02 sqm) to 17,415 sq ft (1617.87 sq m)
- Good access and circulation space
- Multiple Roller shutter doors
- Designated parking spaces
- Security with CCTV and access-controlled gate
- Gas heating and 3-phase power
- A location on a popular trading estate

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

To Let

Greenhill Industrial Estate, Kidderminster, DY10 2RN

Location

Greenhill Industrial Estate is situated within Kidderminster, Worcestershire. Kidderminster is situated within the Wyre Forest district and lies 15 miles north of Worcester and 17 miles south west of Birmingham. The town benefits from being in close proximity to major transport links, such as the M5 motorway, and has a mainline train station provide access to Birmingham and the national rail network.

The subject property is situated off the Birmingham Road, to the north-east of the town centre. The Birmingham Road is the main road connecting Kidderminster to Junction 3 of the M5 motorway, the Black Country and Birmingham.

Greenhill Industrial Estate is home to a variety of commercial occupiers and is well managed, offering a clean site with good security provisions including site managed CCTV and individual pin numbers for site security gate.

Description

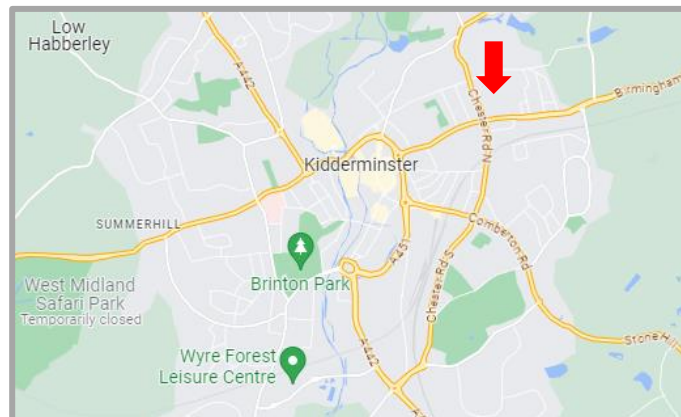
The main warehouse / manufacturing space is regular in shape and benefits from three separate roller shutter doors. Situated off this space are a mix of offices, WCs and other amenity facilities. This unit can be split into two smaller units, Eastern Half and Western Half, which would provide the space broken down below.

Unit F is currently a standalone unit with WC facilities, a gas blow heater, pedestrian and roller shutter door access. This adjoins the main unit and could easily be incorporated if required.

Whole Unit	16,080 sq ft	1,493.85 sq m
Eastern Half	7,616 sq ft	707.50 sq m
Western Half	7,959 sq ft	739.39 sq m
Unit F	1,335 sq ft	124.02 sq m
Whole Unit incl. Unit F	17,415 sq ft	1,617.87 sq m

Tenure

The property is available on a new business lease for a term of years to be agreed.



Guide Rental

Whole Unit	£ 96,000 per annum
Eastern Half	£ 49,500 per annum
Western Half	£ 51,600 per annum
Unit F	£ 8,677 per annum
Whole Unit inc Unit F	£104,677 per annum

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Whole Unit Rateable Value – On application
Unit F Rateable Value - £7,000

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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changing the way commercial property is perceived in our region



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Unit F and Western Entrance of Main Unit



Eastern Example of Main Unit



Access and Roadways



Access and Roadways



Unit F



Unit F Internal Space

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