



E4

The Solid Surfacing Company's
Worktop Centre
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The Solid Surfacing Company
Worktop Centre
Worktop Centre in Solid, Solid
Kitchen & Bathroom Worktop
Made Here in our Factory!
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Goods
Inward

FRAGILE GOODS
USE CAREFUL
LIFTING



Worktop Centre
Kitchen & Bathroom
Worktop Centre in Solid, Solid
Kitchen & Bathroom Worktop
Made Here in our Factory!
01562 750000

Unit E4 Spennells Trading Estate,
Spennells Valley Road, Kidderminster



TO LET - UNIT E4 SPENNELLS TRADING ESTATE, KIDDERMINSTER



**Unit E4 Spennells Trading Estate,
Spennells Valley Road, Kidderminster**



Warehouse Premises with office provision

- 7,970 sq ft (740 sq m)
- Two Storey Warehouse
- Good level of parking
- Located on established Trading Estate



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Approximate Travel Distances



Locations

- Kidderminster 2.3 miles
- Worcester 13.6 miles
- Birmingham 20.3 miles
- **Sat Nav Post Code**
- DY10 1XS



Nearest Stations

- Comberton Road 1.2 miles



Nearest Airports

- Birmingham Int 30.5 miles

Location

Spennells Trading Estate is located on the southern outskirts of Kidderminster Town Centre. Access to the Estate is off the roundabout junction of Spennells Valley Road and Chester Road South. Unit E4 is prominently located at the front of the Estate.

Description

The property comprises a steel portal framed building with block and brick infill and profile steel cladding to the upper parts.

Offices are located at the front of the property at both ground and first floor levels. The warehouse is accessed via a roller shutter door in the rear elevation.

Accommodation

Description	Sq M	Sq Ft
Overall GIA	740	7,970

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.

Guide Rental

£45,000 per annum exclusive

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

Business Rates

Rateable Value £35,000
Rates Payable £17,185

2019/2020 Rates Payable 49.1p in the £.

Services

We understand all mains services are available or installed at the property. We would confirm that none of the services have been tested however.

Service Charge

An estate service charge is payable in respect of maintenance of the common parts.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

EPC

Energy Performance Rating to be confirmed.

References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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