

For Sale / To Let

Modern industrial / distribution accommodation

Minerva Point, Stourport on Severn, West Midlands

DY13 9AT

67,227 sq ft plus 22,786 sq ft Mezzanine



- Rare freehold opportunity
- Self-contained and secured site
- Fit out available
- Substantial yard and parking
- M5 Corridor (Jct 4 & 5)
- 186 Car parking spaces

Location

The property is located in Stourport on Severn which is 25 miles south west of Birmingham, 11 miles north of Worcester and 4 miles south of Kidderminster.

Situation

The property is situated on the A4025 which leads south east from the town and links to the A449, providing direct access to Worcester.

Junction 5 of the M5 is 10 miles to the south east, while Junction 4 is a similar distance to the east.

Description

Constructed in 1998, the property provides a manufacturing/warehouse facility with additional office accommodation on a total site area of 1.33 hectares (3.23 acres). The property was converted in 2005 to provide a business continuity call centre facility for the current tenant. The unit include the following salient features:

Offices

- Two storey office offices
- Raised floors and suspended ceilings
- Air-conditioning

Warehouse/Industrial

- Steel portal frame with block elevations to circa 2 metres and profiled cladding above
- 8 metre clear height
- Mezzanine - currently fitted as ground and first offices.
- Additional single storey warehouse extension to the rear
- 4 Level roller shutters
- Gas heating
- Lighting

External

- Extensive car park to front, side and rear
- 186 car parking spaces
- Yard at the rear
- Secure metal palisade security fence
- Site cover of circa 43%.

EPC - C (69)

Terms/Price

The unit is available for sale with vacant possession or on new leasehold terms. Pricing available upon application.

Accommodation

Description	Sq ft	Sq m
Warehouse/Industrial Unit	56,699	5,267.5
Offices Ground and First Floor	10,528	978
Total	67,227	6,245.6
Mezzanine (Currently fitted as ground and first floor offices)	22,786	2,116.9

Services

We understand that water, electricity, gas and mains drainage are available to the premises. Interested parties should check adequacy or otherwise for the proposed use.

Business Rates

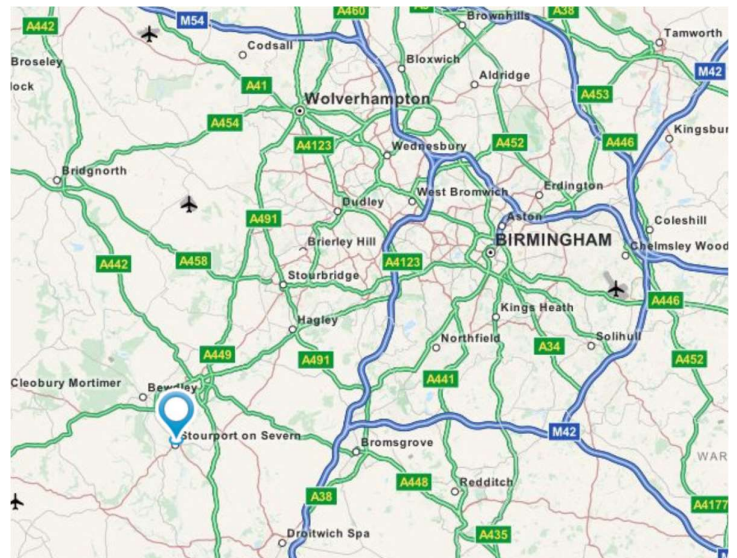
Prospective occupiers are recommended to make their own enquiries to confirm rating figures. We can provide further details on request.

Contacts and Viewings

For further information and viewings, please contact:

Chris Clark +44 (0)121 214 9969
chris.clark@eu.jll.com

Carl Durrant +44 (0)121 643 6440
carl.durrant@eu.jll.com



Photographs and Plans



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