

MANUFACTURING / DISTRIBUTION FACILITY RANGING FROM 7,653 TO 219,457 SQ FT



TO LET

WORCESTER ROAD
KIDDERMINSTER, DY10 1JR

BULLEYS
CHARTERED SURVEYORS

MANUFACTURING / DISTRIBUTION FACILITY RANGING FROM 7,653 TO 219,457 SQ FT



Strategically located **20 miles south west of Birmingham** with easy access to **Junction 3 of the M5 and Junction 1 of the M42 motorways.**



Prominent position fronting the A442.



360 degree access around the site.



Separate car parking with own access.



Separate yards to the side and rear.



Six dock levellers.



Recently refurbished self-contained office accommodation.



Eaves heights ranging from 5.0m to 8.7m.



1500 KVA supply.



Sprinkler system installed.



Barrier controlled access.



Substantial incoming gas supply.



EPC - C



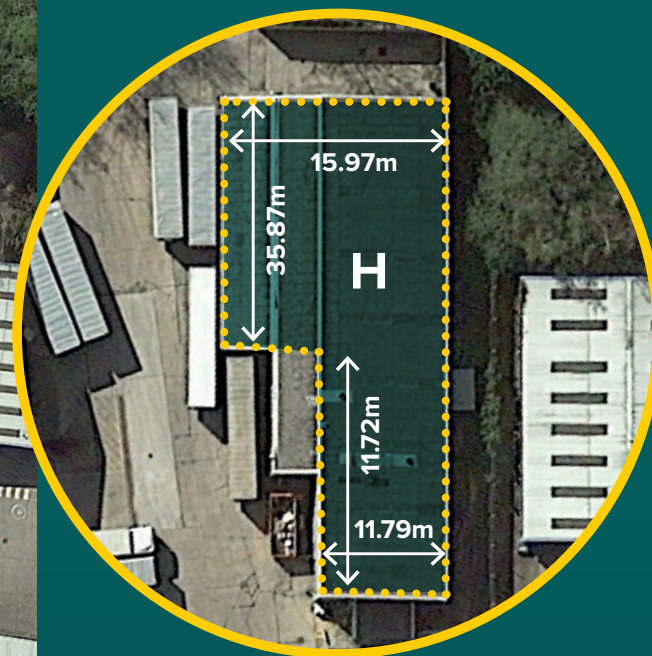
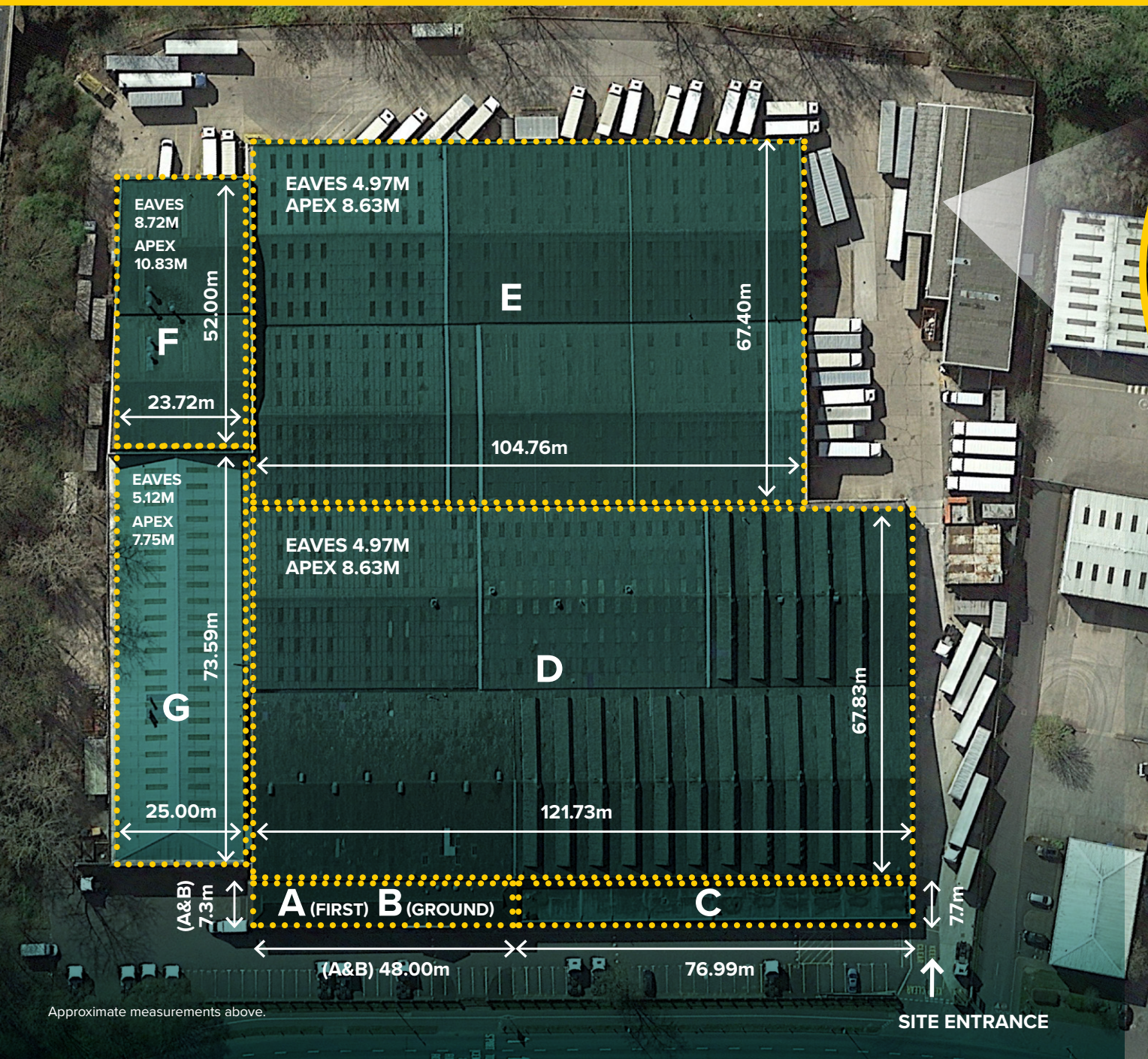
THE PROPERTY

The property comprises a manufacturing/distribution facility totalling 21,671 sq m (219,457 sq ft), constructed in phases between the 1960's and 2000's. The property comprises interconnecting bays of steel portal frame construction beneath pitched roofs and part brick/clad elevations.

The office accommodation extends to 1294m² (13,919ft²) and has recently been refurbished to a good standard. The building is partially racked and has a sprinkler system and fire alarms installed. It is well lit by a combination of translucent roof lights and LED lighting.



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The unit can be split in a variety of ways.
Indicative options below:

A - Office	350.40 m ²	3,770 ft ²
B - Office	350.40 m ²	3,770 ft ²
C - Office	592.82 m ²	6,379 ft ²
D - Warehouse	8,256.95 m ²	88,845 ft ²
E - Warehouse	7,060.82 m ²	75,974 ft ²
F - Warehouse	1,233.44 m ²	13,272 ft ²
G - Warehouse	1,839.75 m ²	19,796 ft ²
H - Warehouse	711.02 m ²	7,651 ft ²
	20,395.63 m²	219,457 ft²



Birmingham **20 miles**

Worcester **10 miles**

Redditch **16 miles**

Bristol **78 miles**

London **127 miles**



WORCESTER ROAD, KIDDERMINSTER - MANUFACTURING / DISTRIBUTION FACILITY

LOCATION

The property is situated in a very prominent position fronting the A442 approximately 0.5 miles to the south of the town centre. Nearby occupiers include Howden, Ford, Enterprise car / van rentals, Topps Tiles and B&Q.

Kidderminster is strategically located 20 miles south west of Birmingham and is an established commercial centre.

ANTI-MONEY LAUNDERING

The tenant(s) will be required to satisfy the landlord in accordance with AML Regulations.

EPC

The property has an EPC rating of C.

TERMS

Flexible terms available.

VAT

VAT is applicable.

LEGAL COSTS

Each Party shall be responsible for their own costs incurred in the transaction.

VIEWINGS

Strictly by appointment



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