



Offices, 152 Offmore Road, Kidderminster, Worcestershire, DY10 1SB

TO RENT - £9,000.00 Per Annum / £750.00 Per Calendar Month plus service charge

Approx: 1259 Sq ft / 117 Sq mt

Spacious ground floor offices located on a corner plot in Kidderminster.

The property comprises of three ground floor offices, two basement storage rooms, server room, two toilet facilities and fitted kitchen.

The property benefits from gas central heating, air conditioning, part double glazing and use of a gated communal carpark.

EPC = TBC

- Ground Floor Office suites
- Toilet facilities
- Kitchen facilities
- Gas central heating
- Air conditioning
- Storage area
- Communal carpark
- EPC = TBC

£9,000 per annum / £750 PCM

Office 1
9'8" (2.953) x 10' (3.059) + 3'10" (1.175) x 2'1" (0.632)
Entrance door, radiator, double glazed window, alarm system

Hallway
10'10" x 3'3" (3.3m x 1m)
Velux window

Toilet facilities
5'2" x 1.880 (1.57m x 1.880)
Disable toilet access, electric heater, WC, wash hand basin, upvc double glazed window, extractor

Kitchen
5'1" x 6'2" (1.55m x 1.88m)
Fitted units, sink, combi boiler, upvc double glazed window

Office 2
9' x 9'11" (2.74m x 3.02m)
Double glazed window, radiator, velux window

Toilet facility
8'7" x 2'11" (2.62m x 0.9m)
Wash hand basin, WC, extractor fan

Office 3
8'3" x 12'4" (2.51m x 3.76m)
Double glazed window, radiator, entrance door

Office 4
24'3" (7.386) x 11'8" (3.565) + 12' (3.653) x 15'2" (4.631) + 3'6" (1.065) x 12'11" (3.940) - 4'8" (1.434) x 1.364 - 4'6" (1.364) x 1.207
Two entrance doors, x4 windows, air conditioning, x7 radiators

Basement - Room 1
12'6" x 13'2" (3.8m x 4.01m)
Radiator

Basement Room 2
7'5" x 14'6" (2.26m x 4.42m)

Server Room
6'8" x 9'1" (2.03m x 2.77m)

Outside
Communal carpark area, lockable gates and pedestrian access

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Business Rates
Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to www.gov.uk or www.wyreforestdc.gov.uk

Lease Details
New Lease available on fully repairing and insuring Terms.

Building Insurance
The incoming tenant is responsible for paying the Landlord for the Building insurance on commencement of the lease. This will be charged out on an annual basis to the tenant and will be reviewed every year.

Legal Fees
Each party is to pay their own legal fees in connection with the production of the lease.

Referencing / Deposit
A successful tenant will need to provide satisfactory references and will be chargeable to the letting agent.
The deposit required is equivalent to three months' rent.

Services
Mains water, electricity, gas and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Money Laundering Regulations 2003
We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you Lease this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a lease cannot proceed.



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-
1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.