



# TO LET

## WAREHOUSE / INDUSTRIAL UNIT

Unit 7 Gemini Business Park, Stourport Road, Kidderminster, DY11 7QL



**9,047 sqft**

(840 sqm) Approx. Gross Internal Area

**ESTABLISHED COMMERCIAL LOCATION**

**2.4 MILES FROM KIDDERMINSTER TOWN CENTRE**

**AMPLE ON SITE PARKING**

**NEW LEASE AVAILABLE**





## **LOCATION**

Unit 7 is situated on Gemini Business Park, an established commercial location fronting Stourport Road (A451), one of Kidderminster's principal arterial routes. The estate occupies a prominent position approximately 2.4 miles north of Kidderminster town centre and provides excellent access to the wider West Midlands motorway network, with Junctions 4 and 5 of the M5 motorway accessible via the A449 and A456.

The surrounding area comprises a mix of trade counter, industrial, warehouse and commercial occupiers, benefiting from strong levels of passing traffic and excellent connectivity. Nearby occupiers include a range of national and regional businesses, together with retail and leisure facilities serving Kidderminster and the surrounding Wyre Forest district.

Kidderminster is a well-established commercial centre located approximately 16 miles south-west of Birmingham, 14 miles north of Worcester and 12 miles west of the M5 motorway, making it an attractive location for businesses seeking access to the Midlands market and beyond.

Gemini Business Park offers convenient access to public transport links, with Kidderminster railway station situated within close proximity, providing regular services to Birmingham, Worcester and the wider national rail network.

Neighbouring occupiers include Oh Sew Crafty, SMT and Purple Granite. The location offers an attractive environment for businesses seeking readily accessible industrial and warehouse accommodation close to Kidderminster Town Centre and major transport routes.

## **DESCRIPTION**

Unit 7 comprises an open plan industrial/warehouse facility extending to approximately 9,047 sq ft (840 sq m).

The accommodation is of steel portal frame construction with profile clad elevations and roof incorporating translucent roof lights. Unit 7 provides an eaves height of approximately 5.37m. The unit is suitable for a range of manufacturing, warehousing and distribution uses. Alternative uses may also be considered, subject to planning.

The warehouse area benefits from a roller shutter loading door, concrete floor, and high-bay lighting.

The unit is further complemented by an ancillary office, WC and parking to the front of the unit.

## **ACCOMMODATION**

|               | <b>SQ FT</b> | <b>SQ M</b> |
|---------------|--------------|-------------|
| <b>Unit 7</b> | 9,047        | 840         |

## **AVAILABILITY**

The subject property is available on a full repairing and insuring lease on terms to be agreed.

## **QUOTING RENT**

£68,000 per annum, exclusive





**SERVICE CHARGE**

A service charge is levied for the maintenance and up-keep of the estate. Further information is available upon request from agents.

**EPC:**

EPC Rating C

**BUSINESS RATES**

Rateable Value (2026): The rateable value is currently assessed with Unit 8 combined and so would need to be reassessed upon occupation.  
2026/2027 Rates Payable 48p in the £

**SERVICES**

We are advised that mains electricity is connected to the premises. Drainage and Water is connected. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

**VAT**

All prices quoted are exclusive of VAT, which may be chargeable.

**ANTI MONEY LAUNDERING**

The Anti Money Laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in any transaction

**VIEWING**

Strictly by way of the sole letting agents:

**Harris Lamb**

Contact: Lauren Allcoat-Hatton  
Email: [lauren.allcoat-hatton@harrislamb.com](mailto:lauren.allcoat-hatton@harrislamb.com)  
Mob: 07586 632 441

Date: August 2026

**SUBJECT TO CONTRACT**





