



RENT

£81,930

(per annum exclusive of VAT)



6 MONTHS HALF RENT



**AVAILABLE FROM END
OF SEPTEMBER 2024**



Unit 8, Wilden Business Park

Wilden Lane, Stourport on Severn, DY13 9LW

Leasehold | Industrial/Warehouse Unit | 10,924 Sq Ft (1,014 Sq M)



TO LET



Location

Wilden Business Park is an established industrial base developed from the historic Wilden Iron Works, now comprising of a multi-let industrial site. It is located on the outskirts of Kidderminster, in Worcestershire. The estate is accessible via the A456, A442, and A449, which in turn provide access to the M54 motorway to the north and M5 motorway to the east.



Description

Unit 8 comprises a single bay industrial/warehouse unit of steel portal frame construction under a pitched clad insulated roof. The unit has a concrete floor, 3 phase electric, LED lights and 2 x roller shutter doors providing access to the front and the rear of the unit. Additionally the property has an eaves height of 5.6m and a small loading/parking area to the front of the unit.

The property will be available end of September 2024.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
Unit 8	10,924	1,014



Amenities



Parking



Roller Shutter



24/7 Access



Further information

Guide Rent

£81,930 per annum exclusive of VAT.

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.

Business Rates

Rateable Value £52,000
2024/2025 Rates Payable 54.6p in the £.

Services

We understand that 3 phase electric and water are available to the unit.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

EPC to follow.

Legal Costs

A contribution of £500 plus VAT will be payable towards the landlord's legal costs.

Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

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

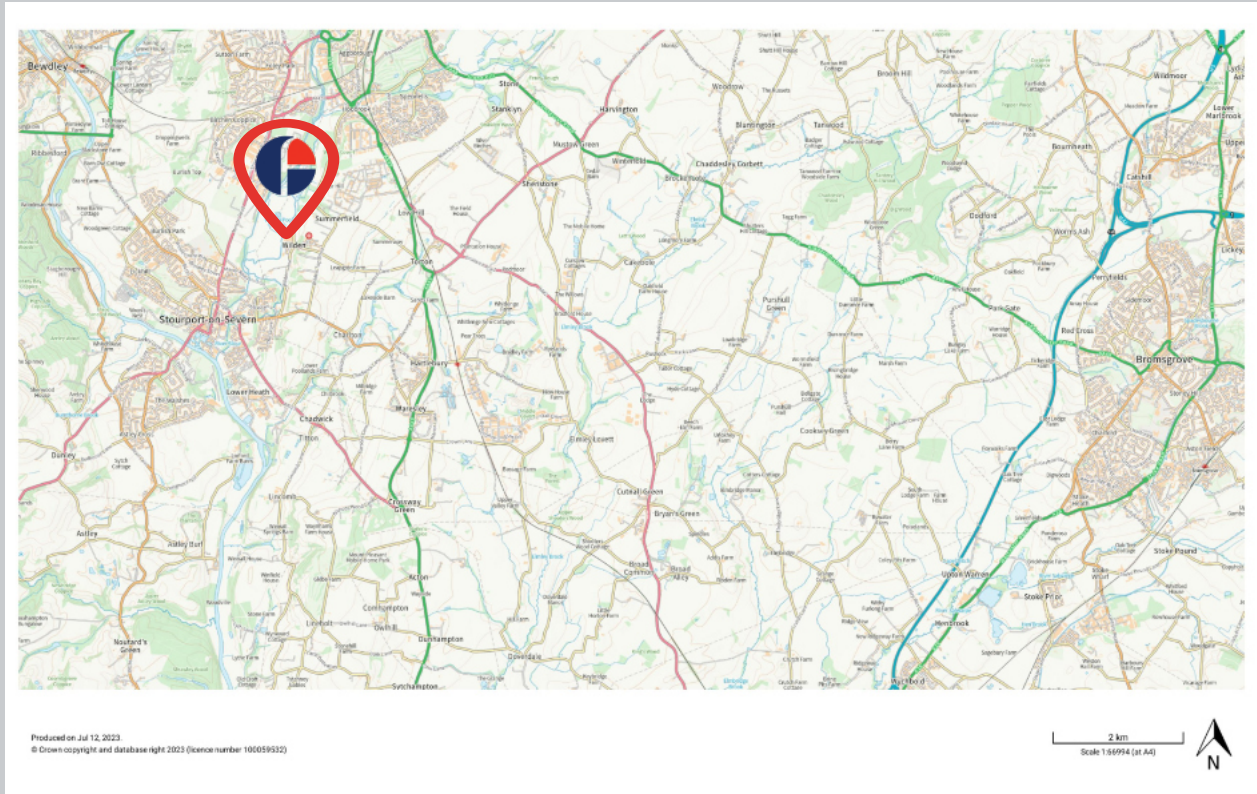
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Unit 8, Wilden Business Park, Kidderminster



Approximate Travel Distances



Locations

- Kidderminster - 3.5 miles
- Worcester - 12.6 miles
- Birmingham - 21.3 miles



Nearest Station

- Kidderminster - 2.8 miles
- Hartlebury - 2.8 miles



Nearest Airport

- Birmingham International - 36.5 miles



Viewings



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Particulars dated August 2024. Photographs dated August 2024.