

TO LET

UNIT 26 COPPICE TRADING ESTATE
KIDDERMINSTER, DY11 7QY

harrislamb
PROPERTY CONSULTANCY



INDUSTRIAL/WAREHOUSE UNIT

7,032 sq ft (653.33 sq m) (Approx. Total Gross Internal Area)

- Established commercial location
- Good transport links
- Two loading doors
- New lease available

LOCATION

Unit 26 is situated on the established Coppice Trading Estate, a popular commercial location on the outskirts of Kidderminster. The estate benefits from excellent road communications, being located just off the A451 and providing convenient access to the A456, which connects directly to Birmingham, the Black Country, Bewdley and the wider West Midlands region. The nearby A449 offers swift links to Junctions 3, 4 and 5 of the M5 motorway, facilitating regional and national distribution routes.

Kidderminster town centre is easily accessible and provides a range of amenities including retail, banking, leisure and food outlets. Kidderminster railway station offers regular services to Birmingham, Worcester and London Marylebone. The surrounding area is home to a range of industrial and commercial occupiers, making Coppice Trading Estate an established business location.

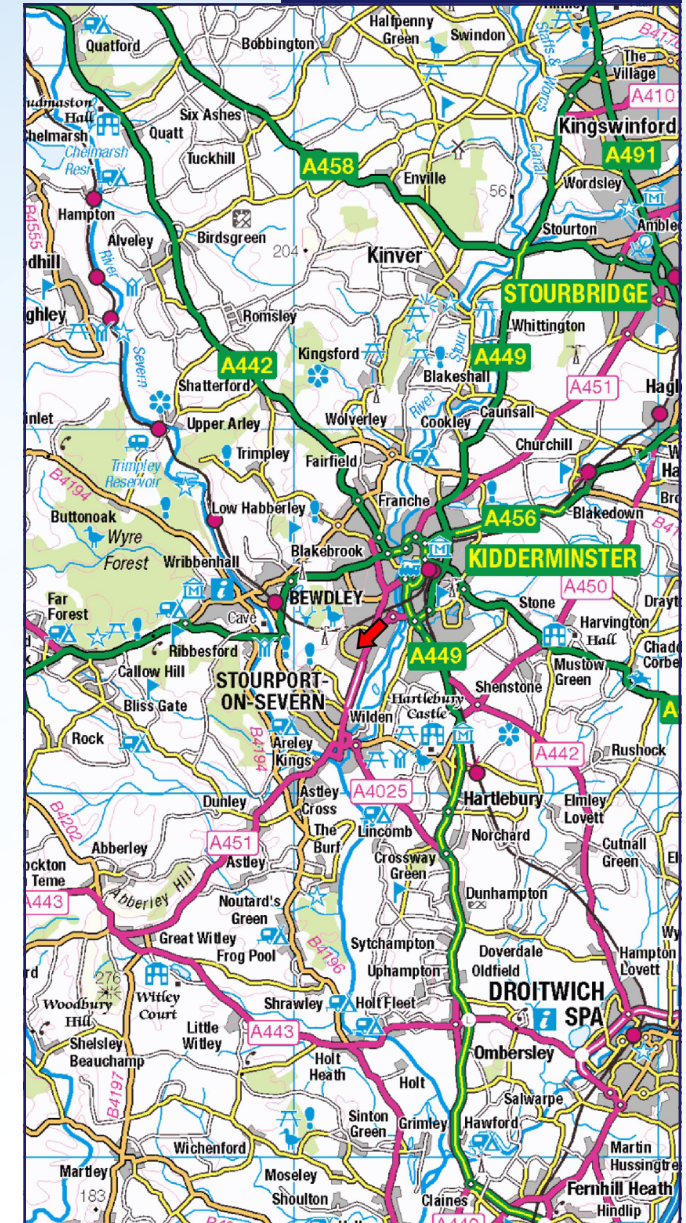
DESCRIPTION

The property comprises a detached two bay industrial/warehouse unit of steel portal frame construction with brick and profile metal clad elevations beneath a pitched roof incorporating translucent roof lights.

The warehouse provides predominantly open-plan accommodation with a concrete floor, approximately 4m eaves height and 5.5m to the apex, three-phase power supply, lighting and warm air heating. Loading is facilitated via two manually operated roller shutter doors to the front elevation of the building.

Ancillary accommodation includes three partitioned offices, together with staff welfare and WC facilities. The offices benefit from suspended ceilings, lighting, carpet floor coverings and power/data connectivity.

Externally, the property benefits from a concrete surfaced forecourt providing loading, circulation and parking facilities, with parking for approximately eight vehicles. The unit is considered suitable for a range of industrial, warehouse, manufacturing and distribution uses.



ACCOMMODATION

	SQ M	SQ FT
Unit 26	653.33	7,032
TOTAL Approx. Gross Internal Area	653.33	7,032

AVAILABILITY

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

QUOTING RENT

£52,750 per annum, exclusive

EPC

EPC Rating D.

BUSINESS RATES

Rateable Value (2026): £37,000

2026/2027 Rates Payable 43.2p in the £



SERVICES

We are advised that Electric, Water, and Oil are connected to the premises. 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.

LEGAL COSTS

Each party to bear their legal own costs in respect of this transaction.

VAT

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

MONEY LAUNDERING

The anti money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G4019 Date: 09/26

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.