



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

**SEALINE WORKS
WHITEHOUSE ROAD
KIDDERMINSTER, DY10 1HT**



**From 26,468 sq. ft. up to 59,524 sq. ft.
(2,459 sq. m. up to 5,530 sq. m.)**
Approx. Gross Internal Area

- * **Prominent location fronting Worcester Road A442**
- * **At northern gateway to Worcester Road employment corridor**
 - * **Approx. 9 metres to eaves**
 - * **Substantial 20 tonne craneage to main bays**
 - * **Available as a whole or in part**





Location:

Kidderminster is located approximately 17 miles south west of Birmingham. Worcester is approximately 16 miles to the south, Bromsgrove approximately 11 miles to the south east, and Dudley approximately 13 miles to the North West. J5 of M5 is the closest Motorway Junction approximately 8 miles distant.

Description:

The bays are of modern portal frame construction, with a lined profile metal clad roof and brick and profiled metal elevations. The eaves height extends to approximately 9m.

The bays benefit from full length craneage up to 20 tonnes and are fully heated and lit.

The premises have a mains fed sprinkler system.

Office accommodation is to be incorporated to an occupiers agreed specification.

There are both level access doors and internal loading bays.

The site is securely fenced with a mixture of tarmac and concrete surfaced loading and unloading areas.

Accommodation:

	sq. m.	sq. ft.
Bay 1	2,459	26,468
Bay 2	3,071	33,056
Combined Gross Internal Area	5,520	59,524

On a total site area of approximately 3.05 acres (1.23 ha)

Tenure:

The premises are available to lease for a term of years to be agreed.

Rental:

On application

Rates:

To be separately assessed

Planning:

The site is allocated within the Wyre Forest District Core Strategy December 2010 as employment land for B1, B2 and B8 uses. All interested parties to make their own planning enquiries; 01562 820505

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

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

EPC:

EPC Rating: **D (90)**

VAT:

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





Viewing:

Strictly via joint agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: Charles D'Auncey
Email: charles.dauncey@harrislamb.com

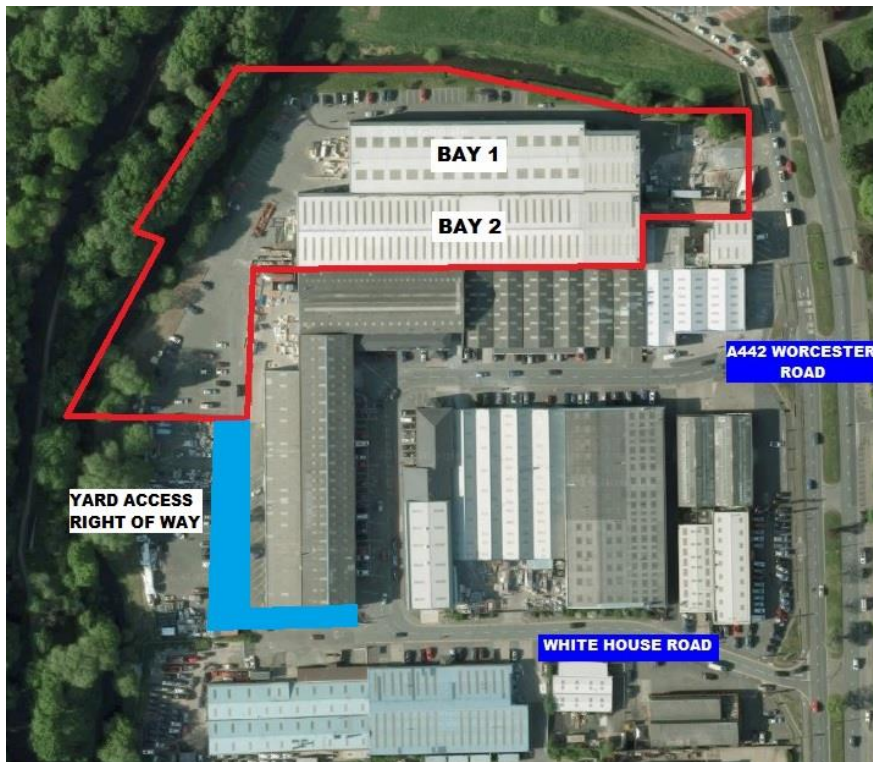
Neil Slade
neil.slade@harrislamb.com

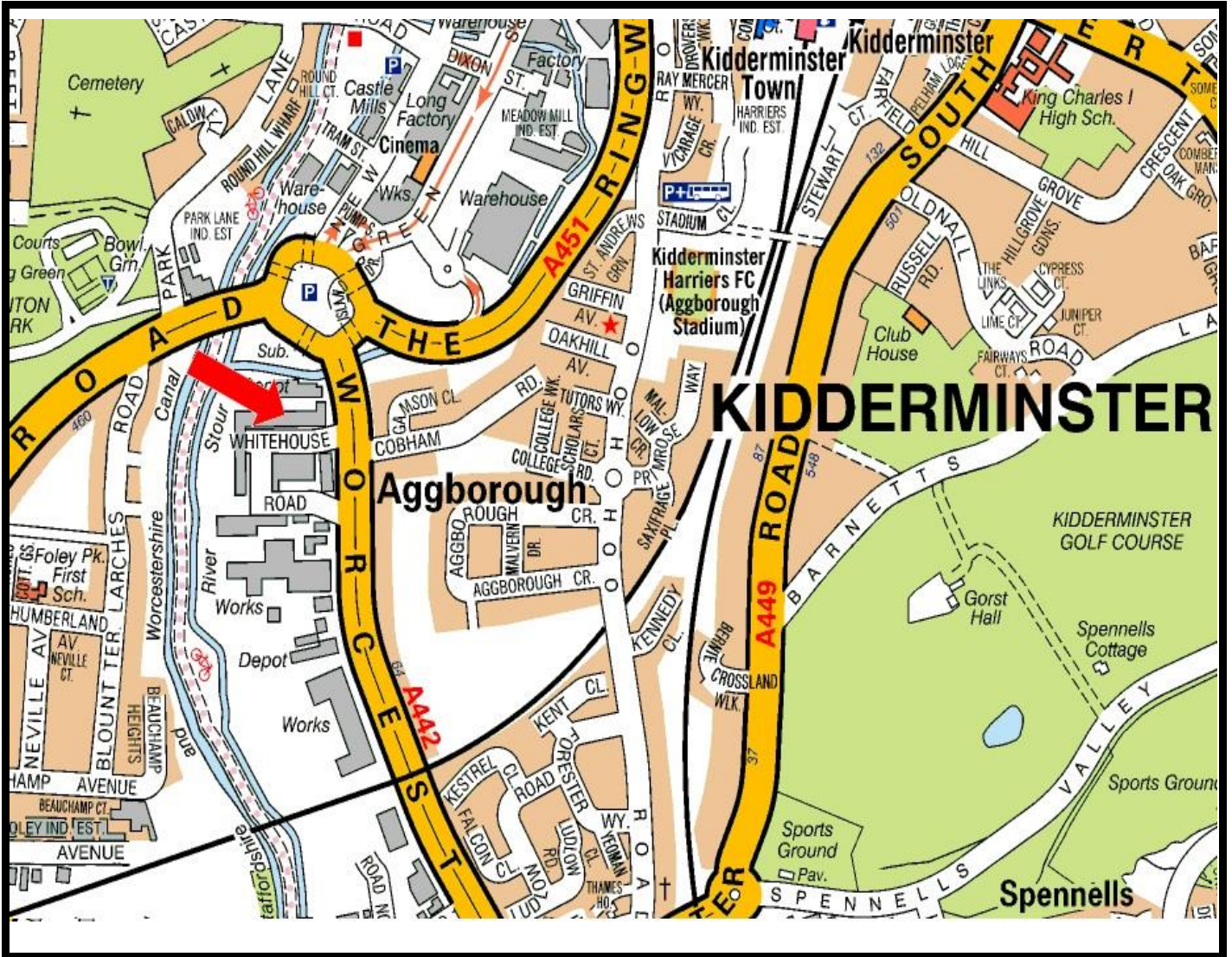
Or our joint agents:

White Rose Property
Tel: 0121 633 4433

Ref: G5162
Date: October 2016

Subject To Contract





Sealine Works
 Whitehouse Road
 Kidderminster, DY10 1HT



Not to Scale
 For identification purposes
 only.

harrislamb
 PROPERTY CONSULTANCY