



# TO LET WAREHOUSE/INDUSTRIAL PREMISES

**UNIT 1  
PARK STREET WORKS  
KIDDERMINSTER, DY11 6TN**



**1,238.17 sq. m. (13,328 sq. ft.)**

Approx. Gross Internal Area

- \* Single Storey Warehouse/Industrial Unit with Internal Offices
- \* On Site Car Parking
- \* Approximately 18 feet (5.6 metres) Eaves Height



**Location:**

The property is located on Park Street, which via Chapel Street provides direct access to the A456 St Mary's ringway.

Kidderminster is located approximately 17 miles (27 kilometres) south west of Birmingham city centre and approximately 15 miles (24 kilometres) north of Worcester city centre. Junction 4 of the M5 motorway is approximately 10 miles to the east and Junction 4a of the M42 is approximately 12 miles to the south east of the property.

**Description:**

The property comprises a single storey warehouse/industrial unit of steel framed construction with part brick, part steel profile clad elevations, surmounted by predominantly flat roof supported by castellated steel beams and incorporating translucent roof lights.

The unit is lit via overhead sodium lighting, incorporates two gas fired warm air space heaters and has a concrete floor.

There are single storey works offices within the unit, incorporating toilet and kitchen facilities.

The unit also incorporates two gantry cranes one of a 5 tonne capacity and the other a 3 tonne capacity.

Externally there is car parking for approximately 3 vehicles to the front of the building with additional parking and turning areas to the rear of the building. The rear of the building also incorporates two roller shutter access doors.

**Accommodation:**

The approximate gross internal areas are;

|           | sq. m.  | sq. ft. |
|-----------|---------|---------|
| Warehouse | 1238.17 | 13,328  |

**Tenure:**

The property is available by way of a new full repairing and insuring lease with term of years to be agreed.

**Business Rates:**

2010 Rateable Value £38,750

2017 Draft Valuation £36,250

**Rent:**

£40,000 per annum exclusive

**VAT:**

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

**Legal Costs:**

Each party is to be responsible for their own legal costs incurred in any transaction.

**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.

**Energy Performance Certificate:**

Available upon request.

**Viewing:**

Strictly via sole agent:

**Harris Lamb Property Consultancy**

**Contact: Steve Fisher**

**Ref: W957 Date: February 2017**

**Subject To Contract**



Unit 1, Park Street Works,  
Kidderminster, DY11 6TN



**Not to Scale**  
**For identification purposes**  
**only.**

**harrislamb**  
PROPERTY CONSULTANCY