



# **TO LET WAREHOUSE/INDUSTRIAL PREMISES**

**UNIT 5, UPPER MOOR END  
MAMBLE  
KIDDERMINSTER, DY14 9JD**



**5,168 sq.ft.(480.11 sq.m.)**

Approx. Gross Internal Area

- \* Modern Single Storey Warehouse/Industrial Unit  
with Internal Offices**
- \* On Site Car Parking Facilities**
- \* Additional Yard Area Available**
- \* Approximately 5.0 Metres (16 feet to eaves)**



**Location:**

The property is located off the A456 Kidderminster to Tenbury Road, approximately 1.5 miles from Clows Top and approximately 3 miles from Cleobury Mortimer. The A456 provides direct access to the town of Kidderminster, approximately 11 miles to the east.

**Description:**

The property comprises a single storey industrial unit of steel portal frame design with part brick and part steel profile clad elevations, surmounted by a vaulted roof with steel profile cladding. Internally the property incorporates good quality single storey office accommodation with toilet facilities. The unit has a concrete floor and an eaves height of approximately 5 metres (16 feet). There is a roller shutter door to the front elevation of the building and the property is lit via overhead sodium lighting. There is also a wood working extractor system installed within the unit.

Externally there is a shared yard, incorporating car parking facilities and additional open storage if required.

**Accommodation:**

The approximate gross internal areas are;

	sq. m.	sq. ft.
Unit 5	480.11	5,168

**Tenure:**

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

**Business Rates:**

Rateable Value (2010) List £15,750  
2017 Draft Valuation - Rateable Value £13,500

**Rent:**

£20,500 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:**

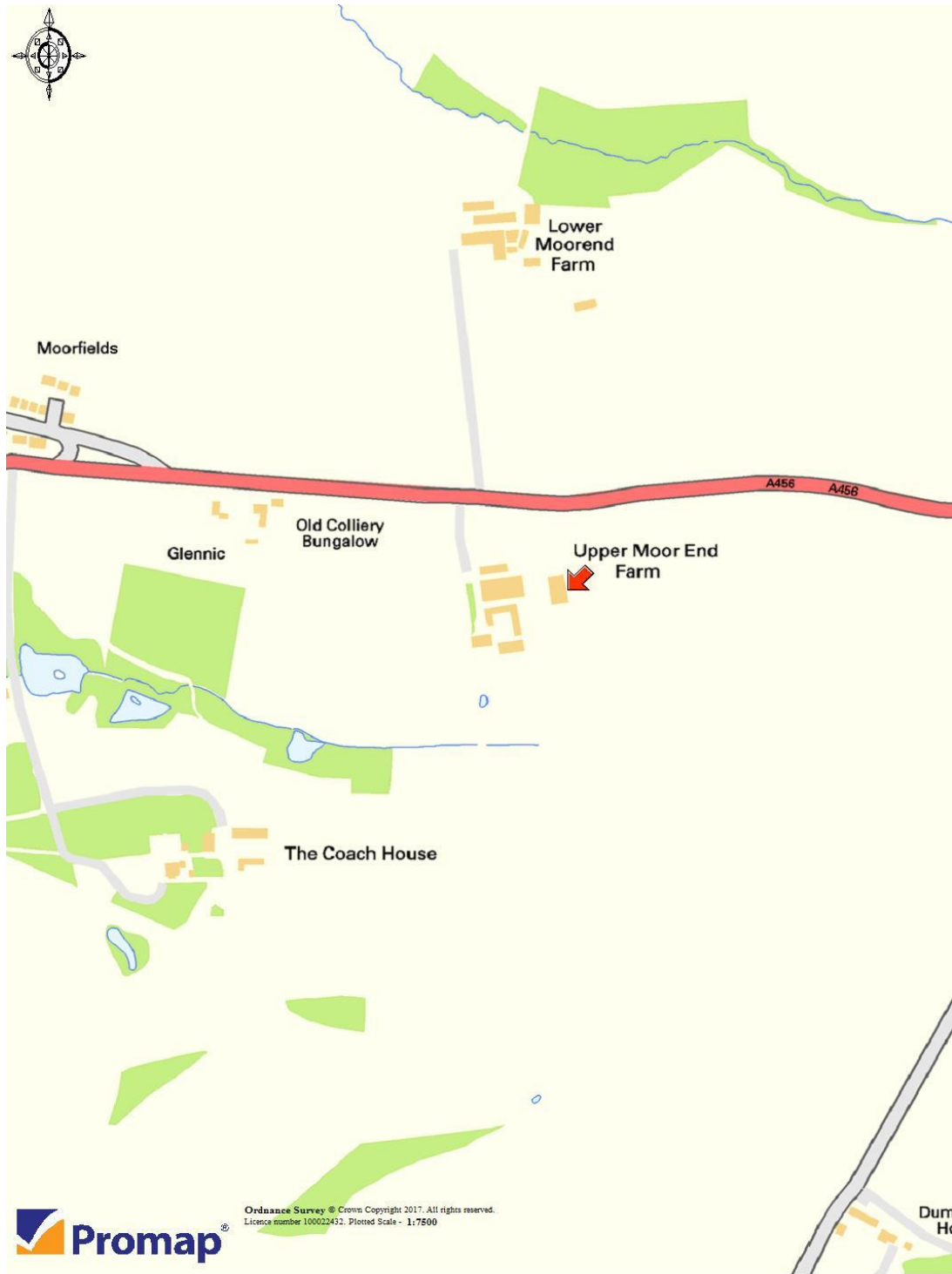
Available upon request.

**Viewing:**

Strictly via sole agents:

**Harris Lamb Property Consultancy**  
**Contact: Steve Fisher**  
**Tel: 01905 22666 Ref: W950**  
**Date: February 2017**

**Subject To Contract**



Unit 5, Upper Moor End, Mamble,  
Kidderminster, DY14 9JD



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

**harrislamb**  
PROPERTY CONSULTANCY