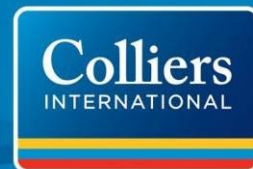


FOR SALE

## Freehold Industrial Warehouse with Parking and Offices



Former Beacon Employment,  
Frederick Road, Hoo Farm  
Industrial Estate, Kidderminster,  
DY11 7RA

- Rare freehold opportunity
- Approximately 14,757 sq ft of industrial / office accommodation
- Two storey office accommodation to front and rear
- Good access to A41 Black Country New Road
- Approximately 2 miles from Junction 1 of the M5
- 15 combined allocated car parking spaces

14,757 sq ft (1,370 sq m)

### CONTACT US

Viewing is strictly by prior appointment  
with Colliers International, through:

Peter Vass  
+44 121 265 7593  
[peter.vass@colliers.com](mailto:peter.vass@colliers.com)

Property Ref: [23318](#)

Colliers International  
Eleven Brindleyplace  
2 Brunswick Square  
Brindleyplace  
BIRMINGHAM  
B1 2LP  
+44 121 265 7500

[www.colliers.com/uk/industrial](http://www.colliers.com/uk/industrial)

# Former Beacon Employment, Frederick Road, Hoo Farm Industrial Estate, Kidderminster, DY11 7RA

## LOCATION

Kidderminster is located approximately 17 miles south west of Birmingham and approximately 15 miles north of Worcester. Hoo Farm Industrial Estate is approximately 2 miles south of Kidderminster Town Centre, with J3 of the M5 Motorway approximately 11 miles north east.

The subject property is located fronting onto Frederick Road, which is situated off the Worcester Road (A449) and provides direct links to Worcester City Centre at J6 of the M5 Motorway.

## DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with brick and block infill, profile cladding to the upper parts and translucent roof lights. Internally, the ground floor comprises office accommodation and workshop/warehouse space. There are two areas of office accommodation found within the building, one located to the front, and the other located to the rear. Both areas provide ground and first floor accommodation and the first floor is accessed via three different sets of internal staircases. Male and female WC's are located at ground floor as well as the staff area.

Two roller shutter doors are found at the property, with one located to the front and one located to the side. Both shutters are 4 x 4 m in dimension and the warehouse section of the unit has an eaves height of 6m and a ridge height of 7.2m.

## PLANNING

We understand the premises are suitable for uses that fall within B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987, however all interested parties are advised to make their own enquiries with the Local Authority.

## VAT

We are currently seeking clarification from the owner as to whether the properties are opted to tax.

## FLOOR AREAS

The properties have the following approximate gross internal floor areas:

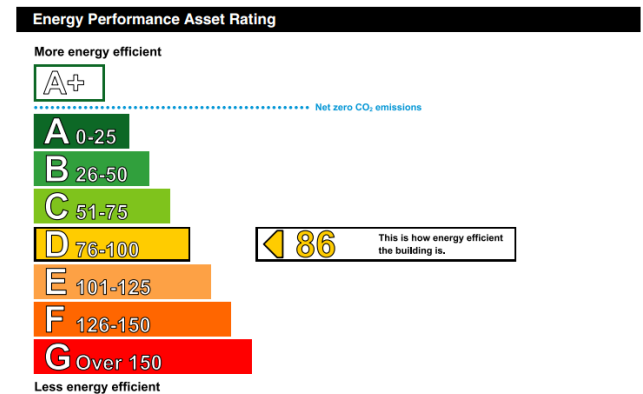
Ground Floor	Sq Ft		Sq M
Warehouse	6,626	/	615.54
Offices, kitchen & W.C.s	3,767	/	349.94
<b>First Floor</b>			
Offices, kitchen & W.C.s	3,463	/	321.77
Mezzanine & balcony	901	/	83.69
<b>Combined Total</b>	<b>14,757</b>	<b>/</b>	<b>1,370.94</b>

## RATEABLE VALUE

The unit has a rateable value of - £46,00.

## EPC RATING

D – 86



## TENURE

Freehold and vacant possession will be provided on completion.

## GUIDE PRICE

£575,000

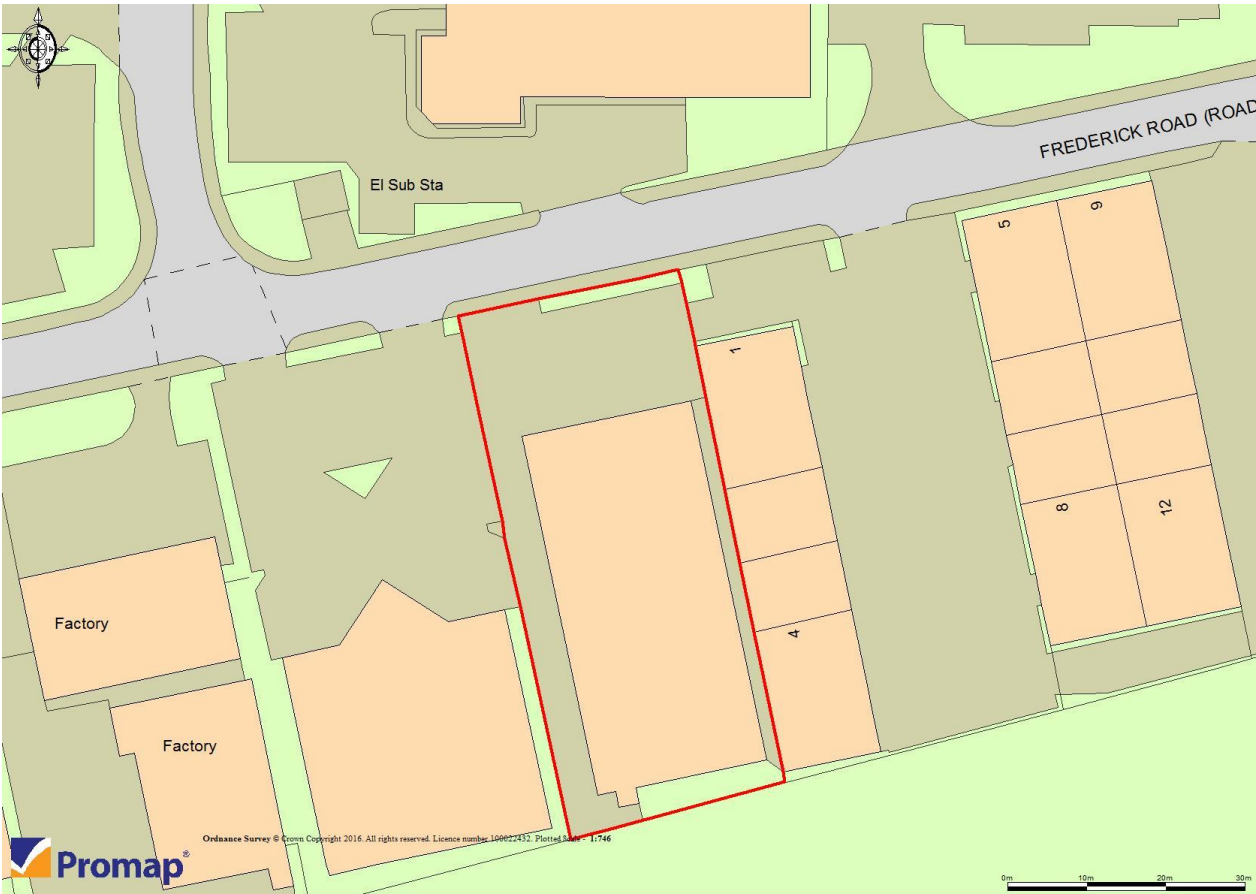
## LEGAL COSTS

Each party is to bear their own legal and surveyor costs incurred in the transaction.

## VIEWINGS

Strictly by prior appointment with Colliers International only.

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Kidderminster, DY11 7RA





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