



Unit 3, The Towers, Foley Avenue, Foley Business Park, Kidderminster, DY11 7PG

Available TO LET £30,000 per annum plus VAT/£2,500 per calendar month plus VAT. Approximate net internal area 391 sqm/ 4208 sqf . Modern warehouse with executive offices and meeting rooms. Forecourt parking. Roller shutter doors. Air conditioned premises (tenants responsibility). New fully repairing and insuring lease available with flexible terms. EPC = E

- A modern single business unit
- Includes Executive offices and meeting rooms
- Situated on a popular business park
- Easy access to town centre & also motorway links
- Air conditioned accommodation
- New fully repairing and insuring lease
- Flexible Terms

£30,000 per annum / £2,500 per month

Single Open Plan Business Unit

Bespoke accommodation with a range of executive offices and meeting rooms with ample kitchen and toilet facilities. Accommodation extends to both ground and first floor as will be seen on the plans set out below.

Services

Mains water, electricity and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Fixtures & Fittings

Any fixtures and fittings not mentioned in these particulars are excluded from the sale.

Rent

£30,000 per annum plus VAT

Lease Terms

A new fully insuring and repairing lease available. Flexible terms.

Referencing / Deposit

A successful tenant will need to provide satisfactory references. The Landlord will also require a deposit equivalent to three months rent. Long leases will require a solicitors drawn up lease.

Building Insurance

The ingoing tenant is responsible for paying the Landlord for the Building insurance on commencement of the lease. This will be charged out on an annual basis

Business Rates

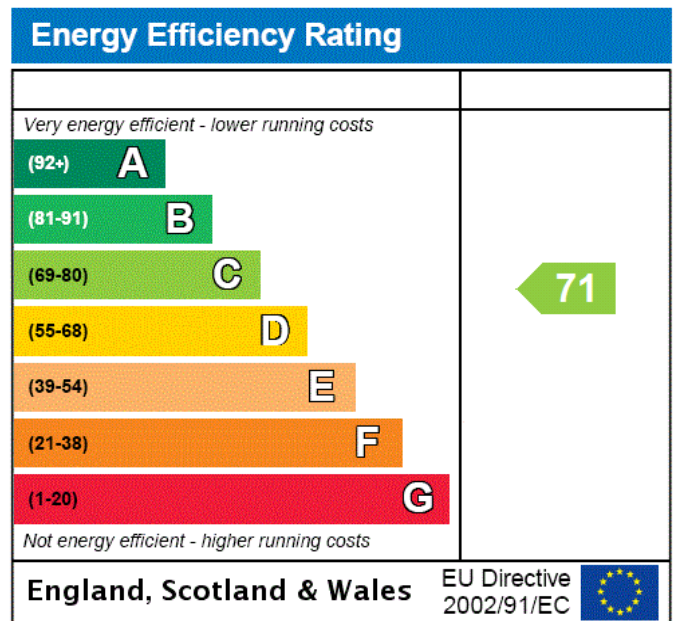
Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to www.gov.uk or www.wyreferestdc.gov.uk

Legal Fees

Prospective tenant to pay the landlords reasonable legal fees in connection with the grant of the new lease.

Viewing

Strictly by appointment with Doolittle & Dalley 01562 821600



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.