



16a & 16b Bewdley Business Park, Long Bank, Bewdley DY12 2TZ

## Two Modern Industrial / Warehouse Units

- Unit 16a – 1,307 sq ft (121.42 sq m) GIA
- Unit 16b – 1,276 sq ft (121.42 sq m) GIA
- Available together or separately
- Good external loading / unloading area
- Located on an established business park
- Flexible lease terms

Viewing and further information: call us on **01905 676169**

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# To Let

## 16a & 16b Bewdley Business Park, Bewdley DY12 2TZ

### Location

Bewdley Business Park is a modern purpose-built commercial site fronting yet set back from the main A456 Long Bank, Kidderminster Road, on the fringe of Wyre Forest.

Bewdley Business Park is situated approximately 5.8 miles west of Kidderminster, 2.1 miles west of Bewdley, 16.5 miles north of Worcester and approximately 28 miles south of Birmingham.

The park itself houses a range of national and local businesses providing warehouse, industrial and office accommodation with easily accessible Estate roads.

### Description

The business premises are of steel portal frame construction with steel profile insulated cladding surmounted by a pitched steel profile insulated roof.

Internally the accommodation currently comprises a warehouse and WC facilities with access to the unit provided via a pedestrian access door and roller shutter door. The units are available together or separately.

Unit 16A	1,307 sq ft	121.42 sq m
Unit 16B	1,276 sq ft	118.54 sq m
<b>Total</b>	<b>2,583 sq ft</b>	<b>239.96 sq m</b>

### Tenure

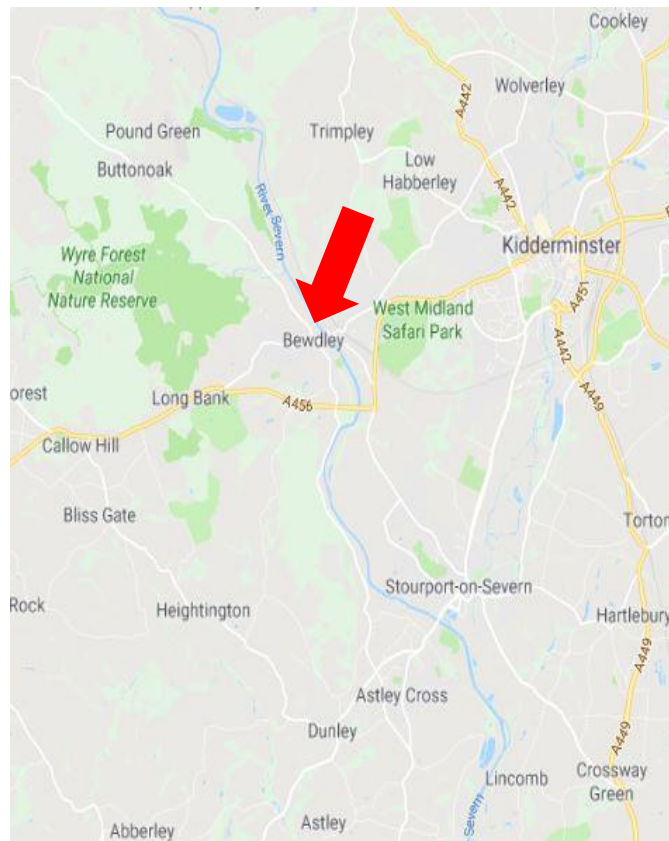
The property is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The properties have an energy performance rating of Unit 16a – E and Unit 16b – D.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



**Guide Rental £585 pcm exclusive**

### Service Charge

There is an estate service charge which is currently £106 per calendar month per unit.

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value 2019/2020	Unit 16A	£6,800
	Unit 16B	£6,900

### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

**Viewing and further information:**  
call 01905 676169 / 01527 872525

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**GJS | Dillon**

The Commercial Property Consultants

Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region

