
 **RENT**
£7.95
(per sq ft)

 **CAR PARKING**
Unit 12 - 13 spaces
Unit 13 - 12 spaces

 **EPC RATING**
Unit 12 - D-91
Unit 13 - D-93



**FISHER
GERMAN**



Units 12 & 13, Finepoint Way
Walter Nash Road, Kidderminster, DY11 7FB

TO LET

Leasehold | Industrial/Warehouse Units | 10,217 - 20,551 Sq Ft (949 - 1,909 Sq M)



Location

Kidderminster is a busy market town in the county of Worcestershire in the West Midlands. It is located approximately 18 miles (29 km) south-west of Birmingham city centre and 15 miles (24 km) north of Worcester.

Finepoint is situated just off the A451 Stourport Road, 2.8 miles (4.5 km) south of Kidderminster town centre, with good access to junctions 3-5 of the M5 motorway and the M5/M42 interchange. It is well positioned for links with the wider Midlands, Wales and the north west.

The estate is easily accessed from the A449 Worcester Road following the opening of the Hoobrook Link Road in recent years.



Description

The estate was developed in 2007 and comprises eight high quality industrial units across three terraces.

The units are of steel portal frame construction with profile steel clad elevations beneath pitched roofs incorporating translucent roof lighting.

Internally the units comprise an open plan warehouse with 7.5 metre eaves height, concrete floor with 35kN/Sq m floor loading, electronically operated up and over access door (5m x 4m), three phase power, LED lighting (unit 13 only), integral first floor office accommodation with lighting, comfort cooling and WCs.

The units are located on a secure and established estate which benefits from shared yard/turning area and parking.

It is understood that both units are to be redecorated prior to occupation. Please speak to the agents for further information.



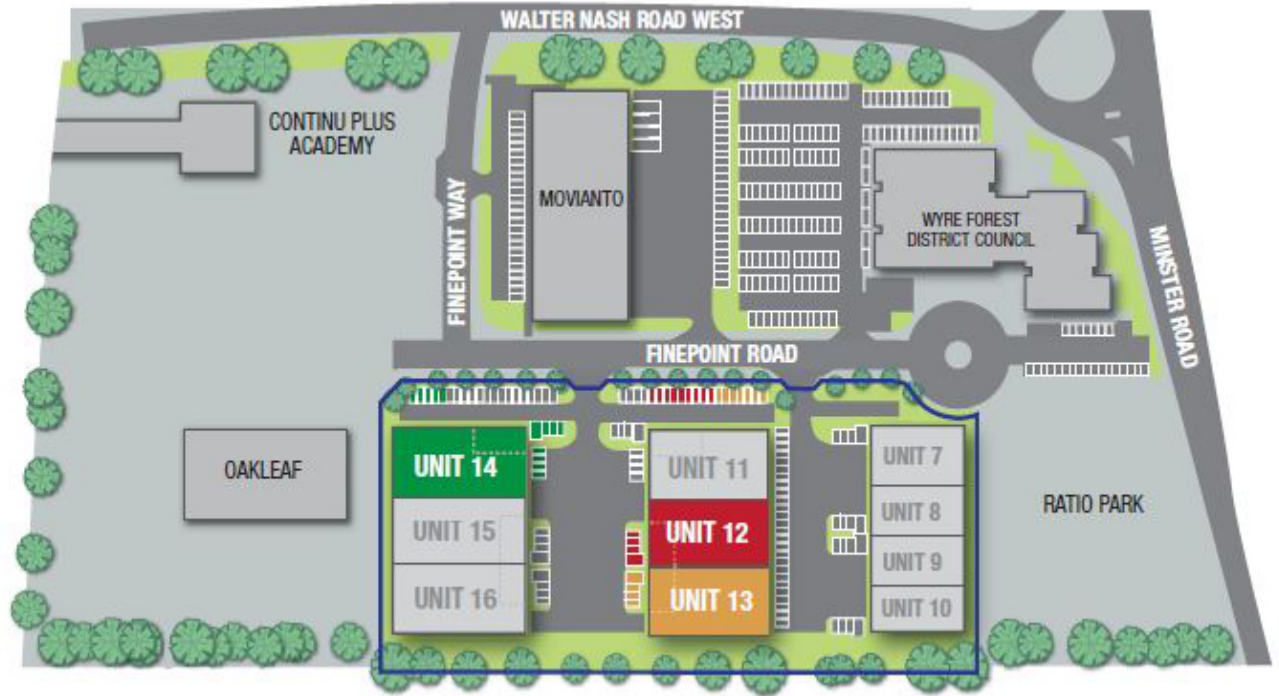
Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit 12 (Red)	Sq Ft	Sq M
Warehouse	8,748	813
Offices/Ancillary	1,469	136
Total GIA	10,217	949

Unit 13 (Orange)	Sq Ft	Sq M
Warehouse	9,141	849
Offices/Ancillary	1,193	111
Total GIA	10,334	960

The units can be taken together or separately. Please contact the agent for more information.



Amenities



24/7 Access



Roller Shutter



Further information

Guide Rent

£7.95 per sq ft.

Planning

We understand the units have consent for Light Industrial use (Class E), General Industrial and Storage & Distribution (Classes B2 & B8) of the Use Classes Order. For clarification on this, interested parties should contact Wyre Forest District Council's Planning Department.

Tenure

The units are available on new Full repairing and Insuring Leases for a term to be agreed.

Business Rates

Rateable Value £111,000

Rates payable (2024/2025) 54.6p in the £

For verification on the rates payable, interested parties are advised to contact Wyre Forest District Council.

Services

We understand that the units benefit from mains water, three phase electricity and drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

EPC

Unit 12: D-91

Unit 13: D-93

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a deposit. Company financials will be requested in order to determine.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the sole agents.



Units 12 & 13, Finepoint Way, Kidderminster



Approximate Travel Distances

Locations

- Kidderminster - 2.8 miles
- Worcester - 13.3 miles
- M5 Junction 3 - 13.7 miles
- M5 Junction 5 - 11.6 miles

Nearest Station

- Kidderminster - 2.9 miles

Nearest Airport

- Birmingham International - 38.2 miles

Viewings

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Particulars dated March 2024. Photographs dated March 2024.