

**TO LET**

UNIT 13, RIVERSIDE BUSINESS CENTRE, WORCESTER  
ROAD, STOURPORT-ON-SEVERN, WORCESTERSHIRE  
DY13 9BZ

**Halls**

COMMERCIAL



## A lock up industrial/commercial/storage unit

- High bay industrial unit
- GIA 5,963sq ft (554 m sq)
- Benefiting from three phase electric
- 3.9 metre eaves
- Suitable for a range of commercial uses
- Versatile accommodation

Rent: £24,000 (Exclusive)

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01743 450 700

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## LOCATION

Stourport-on-Severn is a town in the civil parish of Wyre Forest within North Worcestershire. Lying on the River Severn, Stourport-on-Severn lies to the west of the A449 and south of the A4456 with Kidderminster lying to the north and Birmingham to the north east.

The town is well connected for road links with the A449 leading south towards the M5 motorway (junction 6) at Worcester or north towards Kidderminster. The M5 motorway lying to the south east provides access north towards the M42 and Birmingham whilst leading south through Cheltenham and Gloucester towards Exeter.

## DESCRIPTION

The site extends to just over 3 acres with significant frontage to Worcester Road and boarded, on its northern boundary by the River Stour.

The current buildings on site include a two storey office premises at the main entrance with a variety of industrial and workshop space both to the rear of the site and running parallel to the Worcester Road.

Unit 13 offers high bay industrial/storage/workshop accommodation extending to GIA 5,963 sq ft (554 m sq)

## ACCOMMODATION

(All measurements are approximate only)

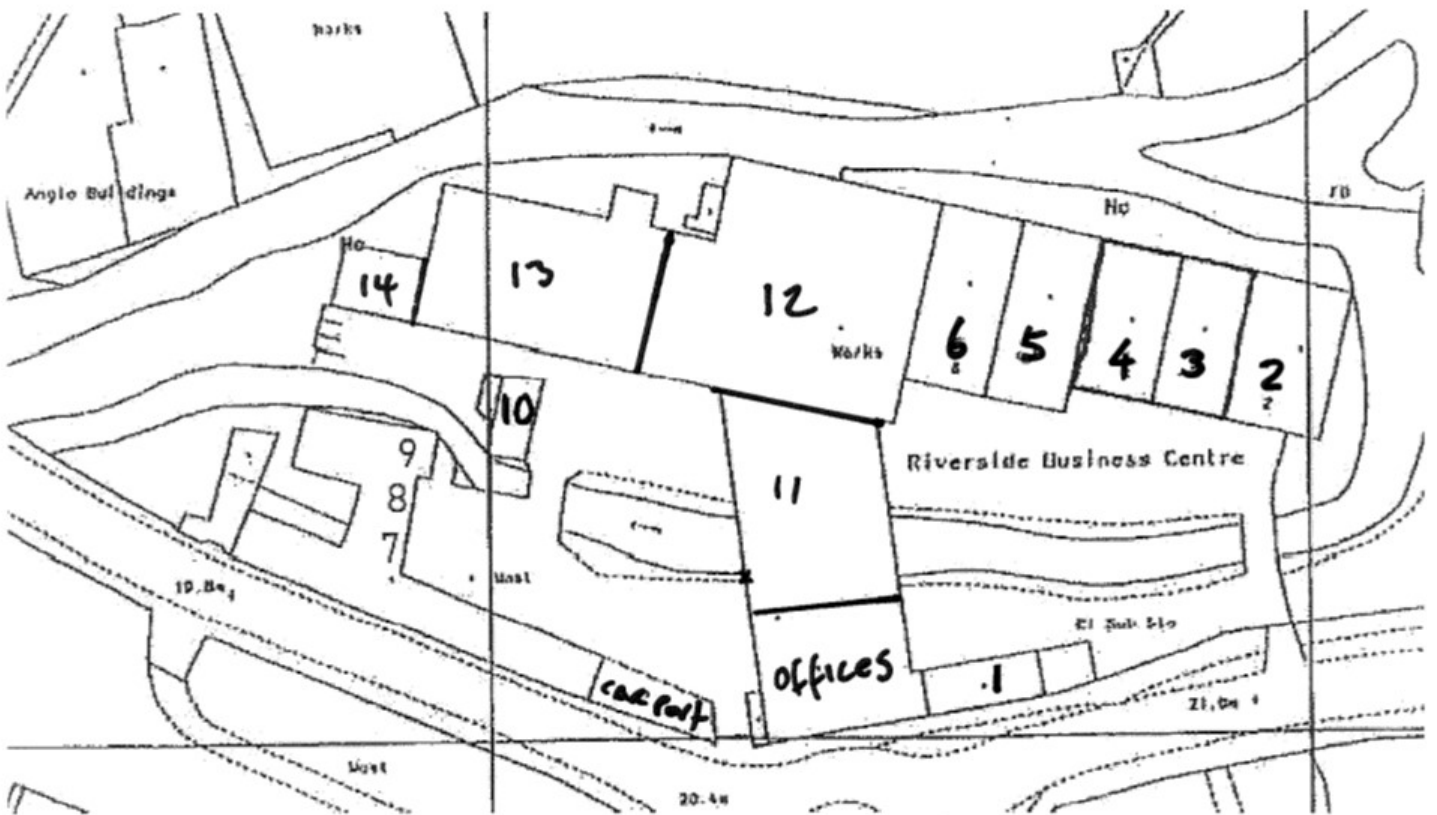
	sq ft	m sq
Unit 13	5,963	554





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## RENT

£24,000 per annum.

## PLANNING

The estate has planning consent for Uses falling within Use Class B of the Town & Country Use Class Order 1987 and 2015.

## TENURE

The premises is available to let on a new lease length of term by negotiation.

## RATEABLE VALUE

Interested parties should make their own enquiries to the local authority.

## EPC

To order.

## SERVICES

(Not tested at the time of inspection)

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

It is understood that the property is currently elected for VAT.

## LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way,  
Kidderminster, Worcestershire, DY11 7WF

Telephone: 01562 732928



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