

# TO LET

Halls<sup>1845</sup>

COMMERCIAL

## INDUSTRIAL / WAREHOUSE UNIT

Units E2 & E3 Spennells Trading Estate, Spennells Valley Road, Kidderminster DY10 1XS



- Unit E2 566 sq m (6,090 sq ft)  
Unit E3 631 sq m (6,800 sq ft)  
TOTAL 1,198 sq m (12,890 sq ft)
- Good quality internal offices
- Located on an established Trading Estate
- Available as a whole or individually



# TO LET

## INDUSTRIAL / WAREHOUSE UNIT

Units E2 & E3 Spennells Trading Estate, Spennells Valley Road, Kidderminster DY10 1XS

### Location

The property is located on the popular Spennells Trading Estate on the southern outskirts of Kidderminster Town Centre. Access to the estate is directly off the roundabout junction of Spennells Valley Road and Chester Road South adjacent to Homebase.

### Description

Units E2 and E3 are adjacent buildings and are part of a larger terrace of steel portal framed buildings with brick and block infill and profile cladding to the upper parts.

Each unit has its own self contained entrance leading to a range of offices at the front of each building.

To the rear of offices within each building is the warehouse/factory accommodation. Each unit is serviced by a large roller shutter door providing access from the rear yard.

Specification includes:-

- Good quality offices
- 4.5 m to eaves
- Excellent natural light throughout
- Car parking and loading access

### Accommodation

#### UNIT E2

Warehouse/Factory	354.9 sq m	(3,820 sq ft)
Two storey offices	211.4 sq m	(2,275 sq ft)
Total Space	566.3 sq m	(6,090 sq ft)

#### UNIT E3

Warehouse/Factory	536.3 sq m	(5,772 sq ft)
Two storey offices	95.5 sq m	(1,027 sq ft)
Total Space	631.8 sq m	(6,800 sq ft)

**Total Space** **1,198.1 sq m** **(12,890 sq ft)**

### Guide Rental

Unit E2	£30,500 per annum exclusive
Unit E3	£34,000 per annum exclusive

### Energy Performance Rating

The property has an Energy Performance Rating of E.

### Rateable Value

The current Rateable Value of the property is £47,750.

2013/2014 Rates payable 47.1p in the £.

### Service Charge

The buildings are part of a larger, fully managed estate and therefore a service charge will be payable to the Landlord's for services provided.

### VAT

Rentals will be subject to VAT at the prevailing rate.

### Viewing

Strictly by prior arrangement with the Sole Agents.

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