



Premises at Edwin Avenue
Hoo Farm Industrial Estate, Kidderminster

TO LET (MAY SELL) - PREMISES AT EDWIN AVENUE



Premises at Edwin Avenue, Hoo Farm Industrial Estate, Kidderminster, DY11 7RA



Two interconnecting warehouse/industrial buildings

- 10,602 sq ft (985 sq m)
- Site Area approx 0.5 acres
- Roller shutter doors
- Loading Yard/Car Park
- Additional car parking to the front of the building



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Warehouse / Industrial buildings

Location

The property is located on the popular Hoo Farm Industrial Estate, off the A449 Worcester Road, approx 1 mile south of Kidderminster Town Centre.

It is located towards the North West corner of the Industrial Estate, at the Junction of Edwin Avenue and Arthur Drive.

Description

The property comprises two interconnecting warehouse/industrial buildings of steel portal frame, together with a single storey office pod at the front.

Each bay benefits from a roller shutter door from the loading yard/car park to the rear.

An area of additional parking is located to the front of the building.

Each of the warehouse buildings benefit from gas fired space heaters, whilst one bay has a 2 tonne travelling crane (this will need re commissioning).

Accommodation

Description	Sq M	Sq Ft
Bay 1	421	4,529
Bay 2	349	3,754
Offices	216	2,319
Total GIA	986	10,602

Site area approx 0.5 acres

Tenure

The property is available either To Let on a new Full Repairing and Insuring Lease or alternatively the Landlord may consider a sale on a Freehold basis, subject to vacant possession upon completion.

Rental

£50,000 per annum exclusive

Price

£700,000

Business Rates

Rateable Value £42,000

Rates Payable £20,160

2018/2019 Rates Payable 48p in the £.

Services

We understand that mains services are available to the property.

Legal Costs

Each party to bear their own legal costs in respect of this transaction.

EPC

Energy Performance Rating to be confirmed.

Money Laundering

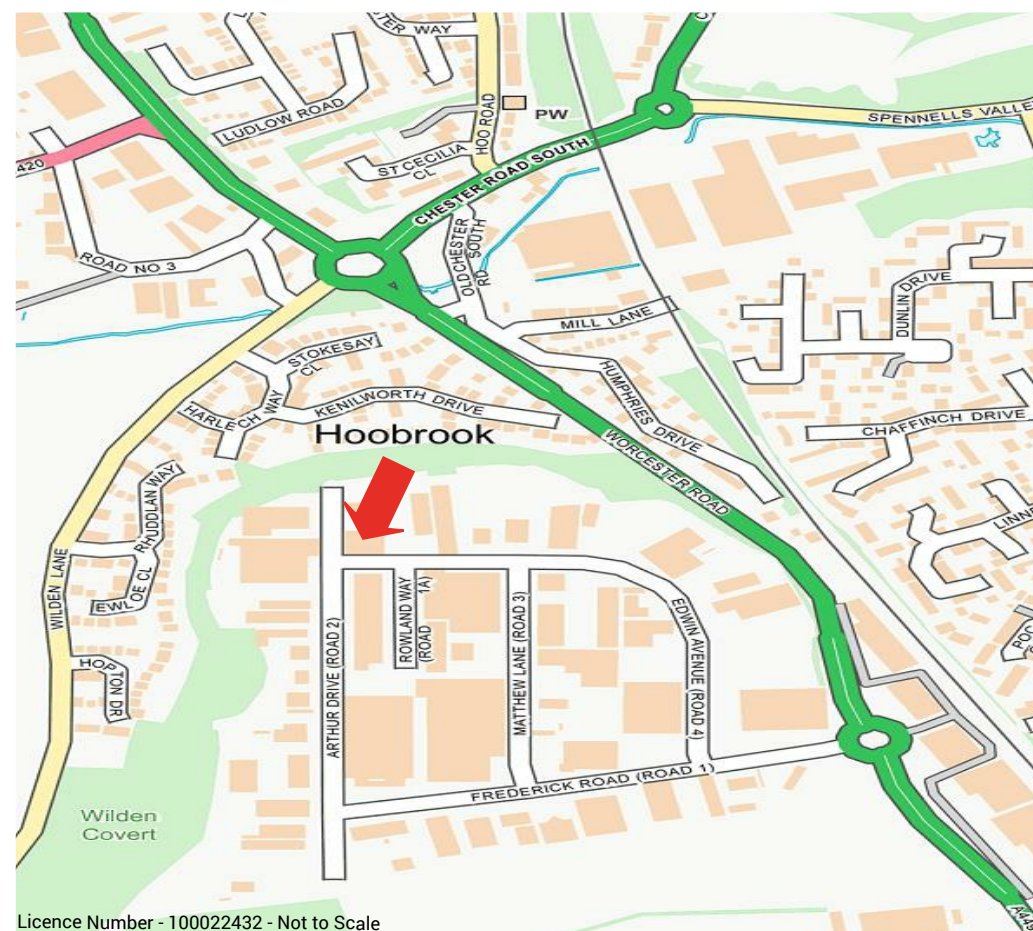
The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

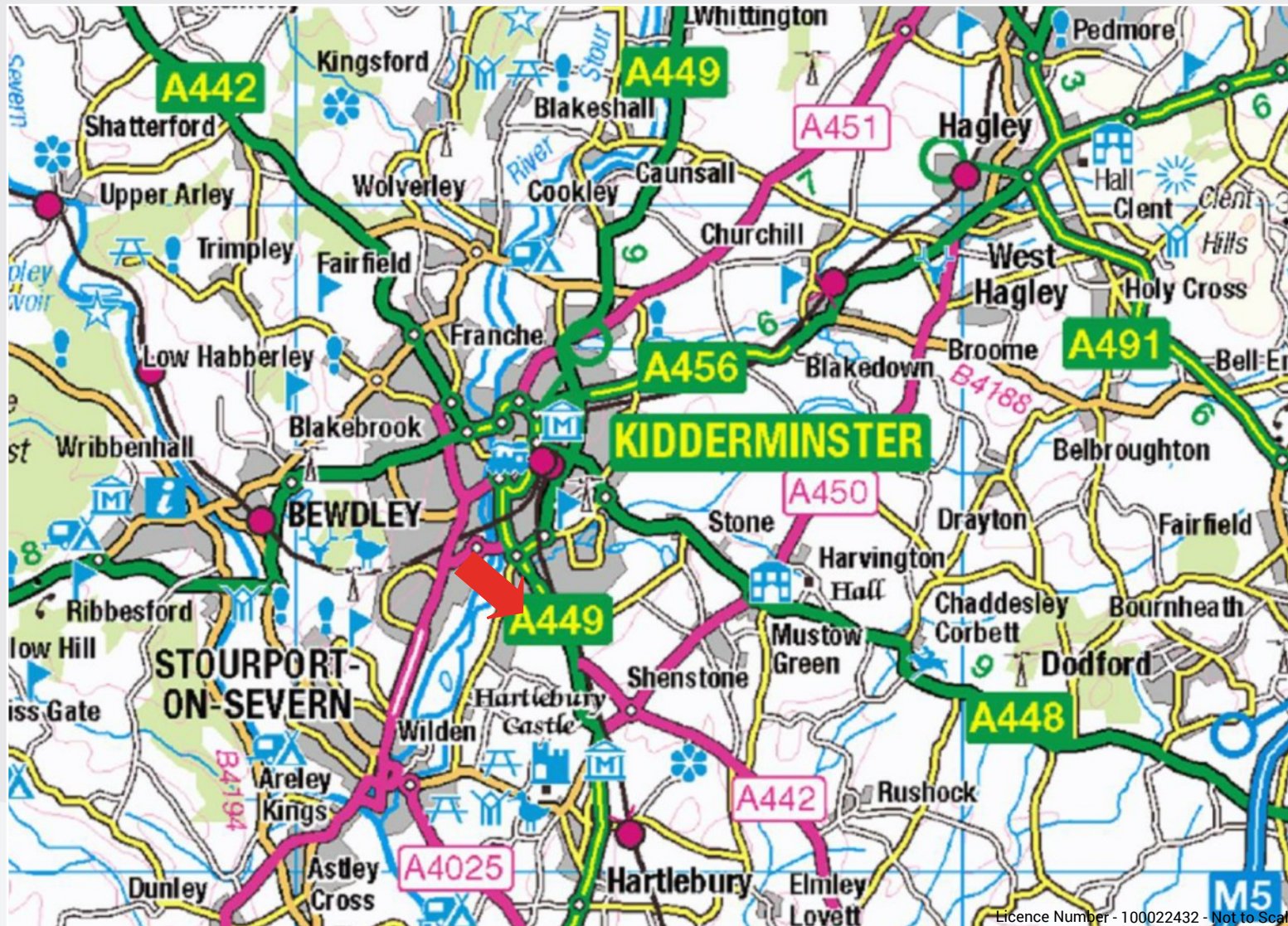
Viewings


Strictly by prior arrangement with the agent.




Licence Number - 100022432 - Not to Scale

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 **Approximate Travel Distances**

 **Locations**


- Stourbridge 9.7 miles
- Worcester 12.9 miles
- Birmingham 21.2 miles

Sat Nav Post Code

- DY11 7RA

 **Nearest station**

- Kidderminster 2.4 miles

 **Nearest Airports**

- Birmingham Int 31.7 miles



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