



TO LET

INDUSTRIAL/ WAREHOUSE UNITS

**UNIT 221B IKON TRADING ESTATE
NEAR HARTLEBURY, WORCESTERSHIRE, DY10 4EU**



715.21 sq. m. (7,699 sq. ft.)

Approx. Gross Internal Area

* Located on an established trading estate

* 5.65m minimum working height

* Incentives available





Location:

The premises are situated on Ikon Trading Estate, which is accessed directly via the A442 Droitwich Road. The A442 links directly with the A38 Bromsgrove Road, which in turn provides access to Junction 5 of the M5 motorway, approximately 8 miles distant.

Kidderminster town centre is approximately 4 miles north, via the A449 Worcester Road.

Description:

The unit comprises a mid-terrace industrial unit benefitting from a painted concrete floor and block work elevations, with LED lighting and translucent roof lights and a minimum eaves height of approximately 5.65 metres. The units benefit from WC facilities, cellular offices and reception area. The property also benefits from a storage mezzanine above the office accommodation.

Loading is via an electric roller shutter door to the rear of the premises.

Externally the units benefit from parking to the front elevation and shared service yard to the rear.

Accommodation:

The property comprises the following approximate Gross Internal Areas:

	sq. m.	sq. ft.
Warehouse	586.63	6,315
Office	128.57	1,384
Total excluding mezzanine	715.20	7,699
Mezzanine	128.57	1,384
Total including mezzanine	843.77	9,083

Tenure:

The property is available on a new Full Repairing and Insuring Lease, for a term of years to be agreed.

Rental:

On application

Rates:

Rateable Value (2017): £21,500.

EPC:

D (78).

Services:

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose.

The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to bear their own legal costs incurred in a transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Planning:

The premises are in an area allocated for industrial/warehousing purposes.

Interested parties should make their own enquiries to Wychavon District Council Planning Department on 01386 565565.



Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Contact: Alex Eagleton
Email: alex.eagleton@harrislamb.com

Tel: 0121 455 9455
Ref: G5858
Date: August 2019

Subject To Contract

