

TO LET - 9C CHADWICK BANK INDUSTRIAL ESTATE

Stourport is located approximately 3½ miles

south of Kidderminster and 11 miles north of

Chadwick Bank Industrial Estate is located 1

The property is located on the established and

popular Chadwick Bank Industrial Estate and

comprises a storage unit with ample on site

mile south of Stourport on Severn on the

A4025. ½ distance from the A449.

parking and shared toilet facility.

Unit 9C Chadwick Bank Industrial Estate. Stourport-on-Severn, DY13 9QW

Storage unit on established industrial estate

- 3,326 sq ft (308 sq m)
- Located on popular industrial estate
- Ample on site parking
- Close to Stourport Town Centre
- Good accessibility

Accommodation Storage Unit

Description

Location

Worcestershire.

Sq Ft Sq M 308 3.326

Tenure

The unit is available to let by way of a new Effective Full Repairing and Insuring Lease for a term of years to be negotiated.

Guide Rental

 \Box

£4 per sq ft per annum inclusive of service charge and insurance.

Approximate Travel Distances

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Locations

- Kidderminster 5.7 miles
- Worcester 10.3 miles

Sat Nav Post Code

DY13 9QW

Business Rates

Ground Floor Rateable Value £5.500 Rates Payable £2,700.50

2019/2020 Rates payable 49.1p in the £

The ingoing Tenant could benefit from small business rates relief if they meet certain criteria.

Service Charge

A service charge is payable in respect of the upkeep of both the building and the estate. This is included in the quoted rent.

Insurance

The Landlord insures the property and recovers the cost from the Tenant. This is included in the quoted rent.

Services

We understand that mains services are available to the property namely drainage and electricity.

References/Deposit

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

The Landlord may also request a 3/6 month deposit.

Legal Costs

A contribution will be payable towards the Landlord's legal costs of £250 + VAT.

Money Laundering

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

VAT

VAT is not chargeable in respect of this transaction.

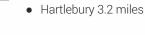
Viewing

By prior appointment with the agent.



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Nearest Stations



Nearest Airports

• Birmingham Int 34.3 miles