



9c Chadwick Bank Industrial Estate,
Chadwick Bank, Stourport-on-Severn

Licence Number: 100022432 - Not to scale



TO LET - 9C CHADWICK BANK INDUSTRIAL ESTATE



**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



Lauren Allcoat 07738 981 480



lauren.allcoat@fishergerman.co.uk



fishergerman.co.uk



Approximate Travel Distances



Locations

- Kidderminster 5.7 miles
- Worcester 10.3 miles

Sat Nav Post Code

- DY13 9QW

Location

Stourport is located approximately 3½ miles south of Kidderminster and 11 miles north of Worcestershire.

Chadwick Bank Industrial Estate is located 1 mile south of Stourport on Severn on the A4025, ½ distance from the A449.

Description

The property is located on the established and popular Chadwick Bank Industrial Estate and comprises a storage unit with ample on site parking and shared toilet facility.

Accommodation	Sq M	Sq Ft
Storage Unit	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

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



Nearest Stations

- Hartlebury 3.2 miles



Nearest Airports

- Birmingham Int 34.3 miles

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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