

**fisher
german**

Unit 2 Stourport Road

Kidderminster, DY11 7QL

Leasehold
Industrial / Warehouse

9,826 Sq Ft (913.23 Sq M)



To Let | £4.50 Per Sq Ft



Key information



Rent

£45,000 per annum



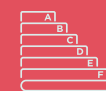
Rateable value

£35,250



Estates Charge

£TBC



EPC

TBC

Description

Unit 2 SDF Complex is a privately situated industrial/warehouse unit with steel portal frame construction, having a reclad roof (to $\frac{3}{4}$ of the unit) and reclad front elevation. The property has a roller shutter door access 5m (h) x 5.43m (w) and also a personnel door.

Internally the property has LED high level lighting and good natural light. There is use of the estate WC facilities, which are close by.



Location

Unit 2 in the SDF Complex is situated in a private location, approximately two miles distant from Kidderminster and Stourport town centres, benefiting from main road access via the main A451 Stourport and Minster Road.

Stourport Road is a well-established trading location with a number of office, industrial and warehouse occupiers. The area is part of the South Kidderminster Enterprise Park being a key area of employment regeneration. Within this area are a number of facilities including supermarket, Starbucks, Costa, Greggs and gymnasiums. The A451 is a main bus and cycling route.

Address: Unit 2 Stourport Road, Kidderminster, DY11 7QL

What3words: [///grape.tested.crash](https://www.what3words.com/#!/en/0G8G-8G8G-8G8G)

Locations

J5 of M5: 12.2 miles

Kidderminster: 1.5 miles

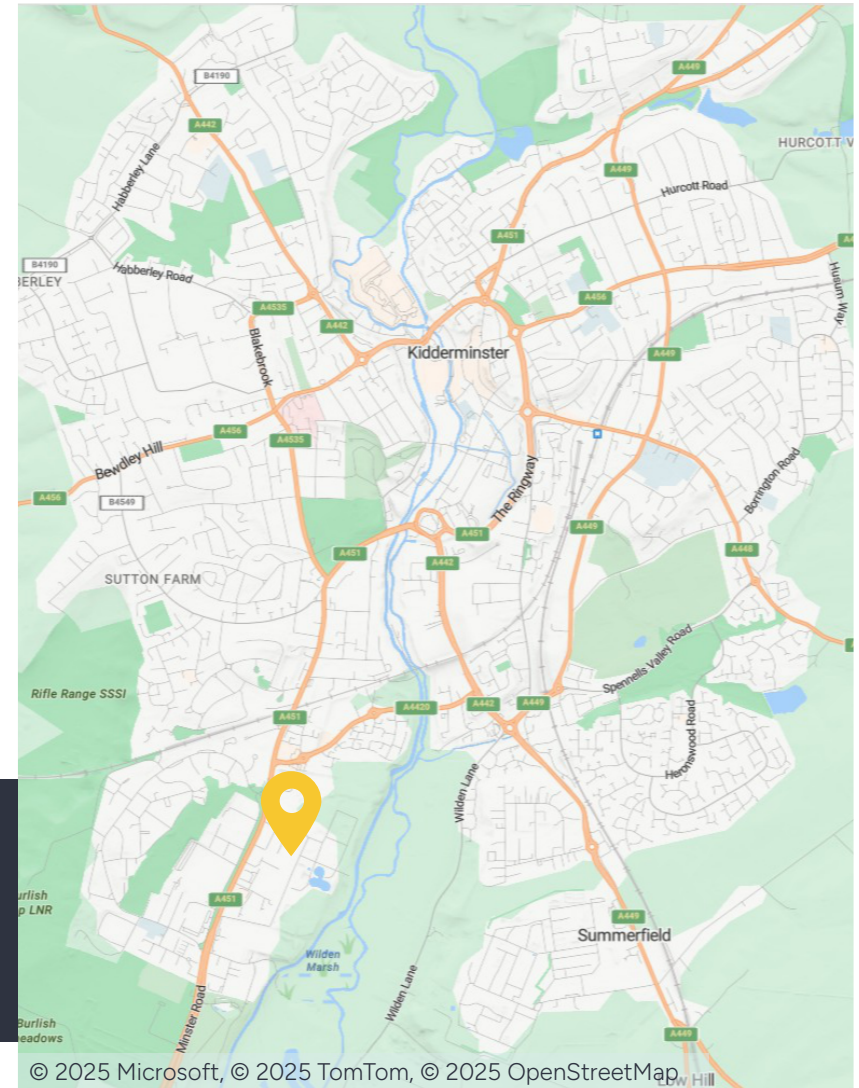
Birmingham: 21 miles

Nearest station

Kidderminster: 2.4 miles

Nearest airport

Birmingham: 31.9 miles



Further information

Accommodation (GIA)

Warehouse: Total floor area of 9,826 sq ft (913.23 sq m) Gross Internal Area.

Guide Rent

Rent £45,000 per annum (£4.50 psf).

Tenure

Leasehold.

Lease Terms

The property is available to let by way of a full repairing and insuring lease, for a term of years to be agreed (min 3 years).

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

The property has a Rateable Value of £35,250. The Uniform Business Rate for smaller properties for 2025/2026 is 49.9p.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We understand the property has three phase electricity, water and drainage are available to the unit.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is to be confirmed.

Service / Estate Charge

The tenant is required to pay an estate service charge for maintenance and upkeep relating to common areas.

References/Deposit

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

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

Anti Money Laundering

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

VAT

VAT is chargeable in respect of this transaction. Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Viewings

Strictly by prior arrangement with the agents.

Contact us



Lauren Allcoat-Hatton

01905 728 449

07738 981 480

lauren.allcoat-hatton@fishergerman.co.uk



Richard Tomlinson

01905 728 432

07967 195 147

richard.tomlinson@fishergerman.co.uk



Or our joint agents: G Herbert Banks

Nick Jethwa

07976 214 710

nj@gherbertbanks.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated September 2025. Photographs dated October 2021.



This brochure is fully recyclable