

**fisher
german**

Unit 12, Finepoint Way

Leasehold
Industrial/Warehouse Unit

Walter Nash Road, Kidderminster, DY11 7FB

10,217 Sq Ft (949 Sq M)



To Let | £7.95 per sq ft



Amenities



24/7 Access



Roof Lights



35kN/sq m
Floor Loading



Up & Over
Door



Car Parking -
13 Spaces



Secure
Estate

Unit 12, Finepoint Way

10,217 Sq Ft (949 Sq M)

Description

The estate was developed in 2007 and comprises eight high quality industrial units across three terraces.

The unit is of steel portal frame construction with profile steel clad elevations beneath a pitched roof incorporating translucent roof lighting.

Internally the unit comprises an open plan warehouse with 7.5m eaves height, concrete floor with 35kN/sq m floor loading, electronically operated up and over access door (5m x 4m), three phase power, integral first floor office accommodation with lighting, comfort cooling and WCs.

The unit is located on a secure and established estate which benefits from shared yard/turning area and parking.

Location

Kidderminster is a busy market town in the county of Worcestershire in the West Midlands. It is located approximately 18 miles (29 km) south-west of Birmingham city centre and 15 miles (24 km) north of Worcester.

Finepoint is situated just off the A451 Stourport Road, 2.8 miles (4.5 km) south of Kidderminster town centre, with good access to junctions 3-5 of the M5 motorway and the M5/M42 interchange. It is well positioned for links with the wider Midlands, Wales and the north west.

The estate is easily accessed from the A449 Worcester Road following the opening of the Hoobrook Link Road in recent years.

Locations

Kidderminster: 2.8 miles

Worcester: 13.3 miles

M5 J3: 13.7 miles

M5 J5: 11.6 miles

Nearest station

Kidderminster: 2.9 miles

Nearest airport

Birmingham International: 38.2 miles



Accommodation

Description	Sq Ft	Sq M
Unit 12 - Warehouse	8,748	813
Unit 12 - Offices/Ancillary	1,469	136
Total	10,217	949



Further information

Guide Rent

£7.95 per sq ft per annum exclusive.

Tenure

The unit is available on new full repairing and insuring leases for a term to be agreed.

Planning

We understand the unit has consent for Light Industrial use (Class E), General Industrial and Storage & Distribution (Classes B2 & B8) of the Use Classes Order. For clarification on this, interested parties should contact Wyre Forest District Council's Planning Department.

Business Rates

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

Services

We understand that the unit benefits from mains water, three phase electricity and drainage.

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 D 91.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

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.

Anti Money Laundering

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

References/Deposit

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

The landlord may also request a deposit. Company financials will be requested in order to determine.

VAT

VAT is chargeable in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated April 2026. Photographs dated March 2024.



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