

TO LET (LAST SUITE)

High Specification Office Space



Ground Floor, Left Suite, Digital House, Stourport Road, Kidderminster DY11 7QH

- 3,212 sq ft (298.41 sqm) ground floor suite
- High specification finished to an immaculate standard
- Open plan office space with kitchen and WC facilities
- Self-contained office block with ample parking
- Suspended ceilings, perimeter trunking, air conditioning and LED lighting
- To take a virtual tour of the offices click [here](#)



GJS|Dillon

The Commercial Property Consultants

01905 676169

www.gjsdillon.co.uk



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Location

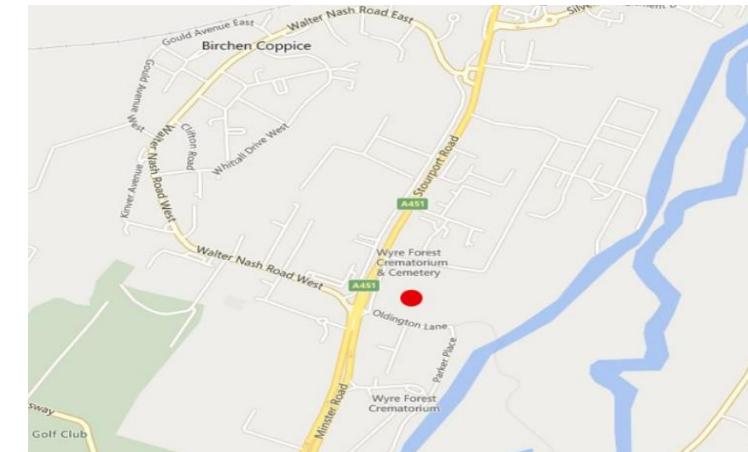
The property is located off the A451 Stourport Road, approximately two miles south of Kidderminster town centre and one and half miles north of Stourport-On-Severn. The property has easy access to the main A442 Worcester Road, which combined with the A451 are the two main arterial roads leading into Kidderminster Town Centre. In recent years, this part of Kidderminster has been totally transformed, attracting a number of high-profile occupiers along the Stourport Road and Silverwoods Way.



Description

Digital House is self-contained office premises, which is securely fenced and gated with generous parking. Both the ground floor right and first floor suites have been let. The remaining Ground Floor, Left Suite is finished to an immaculate standard with a dedicated entrance and reception, a mixture of open plan and private offices together with kitchen and WC facilities. High specification fixtures include suspended ceilings, perimeter trunking, air conditioning and LED lighting with sensors.

Ground Floor, Left Suite 298.41 sq m 3,212 sq ft



Tenure

The property is available on a new formal business lease for a term of years to be agreed. The property may also be available on a Freehold basis.

Energy Performance Certificate (EPC) B (36)

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](https://www.gov.uk/government/collections/energy-performance-certificate-epc)

Service Charge

Details and price on application.

Legal Costs

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



Guide Rental

£12.50 per sq ft per annum (exclusive)

Rating Assessment

[Summary valuation - Valuation Office Agency - GOV.UK](https://www.gov.uk/government/collections/valuation-office-agency)

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Viewing and further information:
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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.