



To Let

Cursley Distribution Park, Curslow Lane, Shenstone, Kidderminster, Worcestershire, DY10 4DX

Warehouse & Distribution Units between 4,000 sq ft – 41,706 sq ft (372 sq m – 3,874.58 sq m)

- Flexible Lease Terms available on Unit 2
- Accessible to the national motorway network via M5/M42

Cursley Distribution Park comprises a warehouse complex of 245,000 sq ft on 24 acres and consists of 4 main detached warehouse buildings and a range of ancillary stores and offices.



Unit 4B
A single storey detached building of concrete construction under a flat lantern roof incorporating natural lighting. Access to the building is via a sliding door.

Accommodation

	Sq ft	Sq m	EPC
Unit 2	41,706	3,874.58	D-81
Unit 4B	4,000	372	D-100

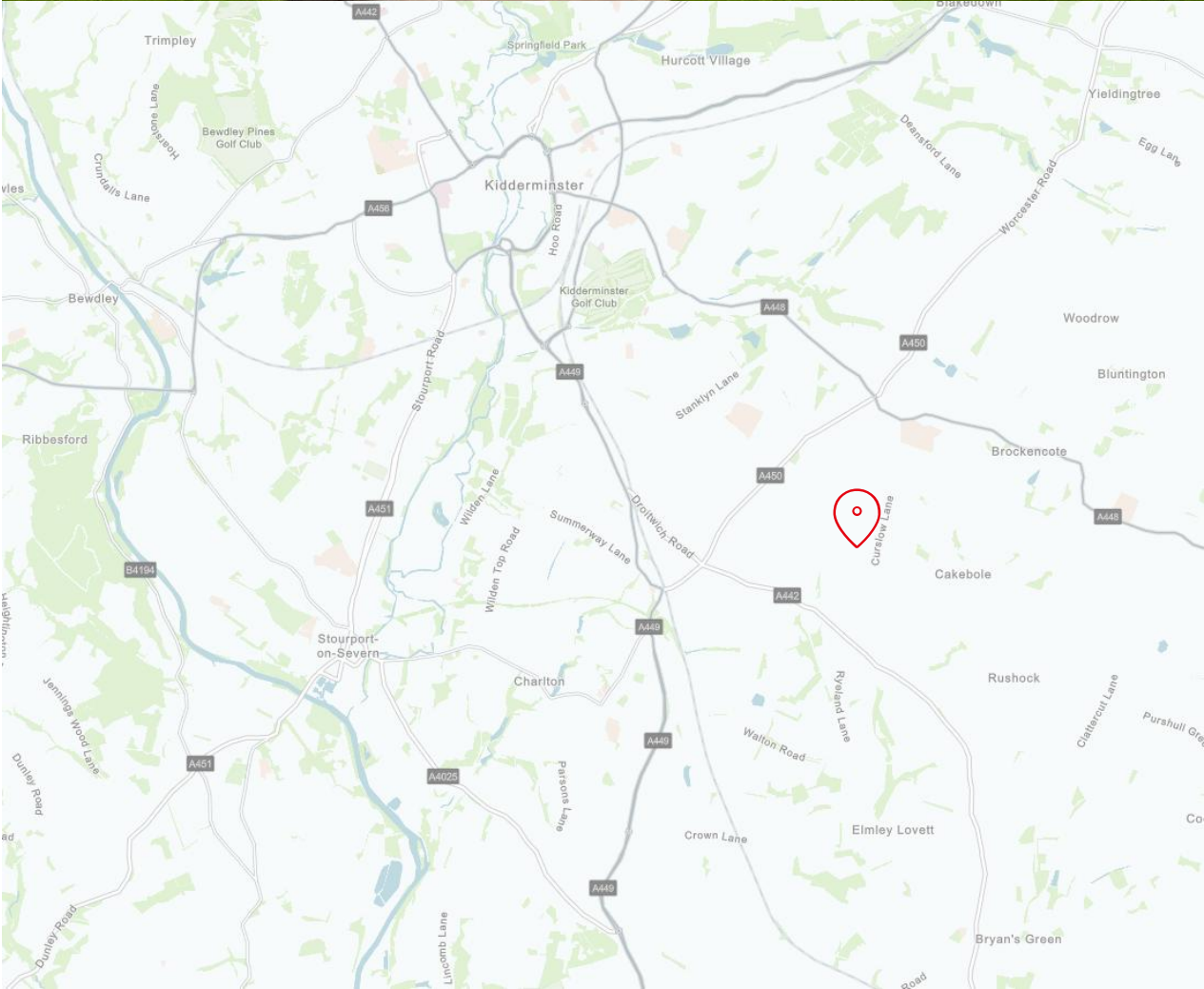


Unit 2
A single storey detached building comprising five bays of steel frame construction surmounted by pitched roofs, 5.4 metres to eaves, concrete floor, lighting and five level access and five docked doors.

Location

The property is situated on Curslow Lane between Shenstone and Hartlebury close to its junction with the A443 approximately 4 miles south east of Kidderminster, 13 miles north of Worcester and 18 miles south west of Birmingham.

Access to the national motorway network can be gained at Junction 5 of the M5 via the A442 and the A38 or junction 6 via the A442 and A449.



Unit 4B Internal

Rent

Available on Request

Terms

The subject properties are available on a new full repairing and insuring lease on terms to be agreed. Flexible lease terms available on Unit 2.

Planning

The building has planning for warehousing and distribution

Services

The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs

Each party to bear their own

VAT

All prices quoted are exclusive of VAT, which may be chargeable

Service Charge

An annual service charge is levied for the maintenance and upkeep of common areas and security. Further details are available from the agents

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

Further Information

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