

**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](#)

Locations

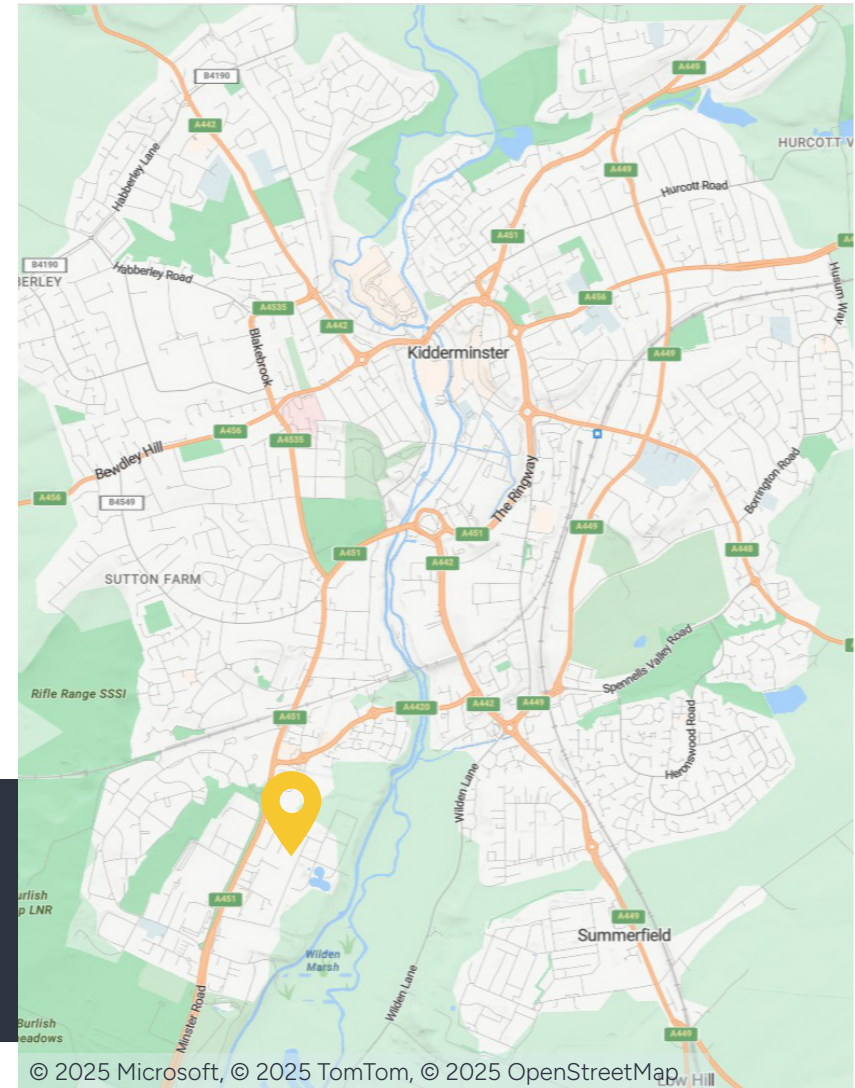
J5 of M5: 12.2 miles
Kidderminster: 1.5 miles
Birmingham: 21 miles

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



Sophie Newton

07977 465 882

sophie.newton@fishergerman.co.uk



Richard Tomlinson

07967 195 147

richard.tomlinson@fishergerman.co.uk



Or our joint agents: G Herbert Banks

Nick Jethwa

07976 214 710

nj@gherbertbanks.co.uk

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Particulars dated September 2025. Photographs dated October 2021.



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