



Unit 5 Forest Industrial Park, Crosbie Grove, Kidderminster DY11 7FX

## High Bay Industrial / Warehouse Unit

- 2,437 sq ft (226.40 sq m) GIA
- Six-metre eaves height
- Roller shutter door
- Pedestrian access door
- Three phase electricity
- Good loading and unloading facilities
- Allocated onsite car parking

Viewing and further information: call us on **01905 676169**  
[www.GJSdillon.co.uk](http://www.GJSdillon.co.uk)

# To Let

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### Location

Kidderminster itself is located to the north of Worcester and to the southwest of Stourbridge and has good road access to each, as well as Junctions 4, 5 and 6 of the M5 motorway. Kidderminster also has a mainline railway station which provides a direct link into Birmingham Snow Hill.

The industrial estate is situated just off Silverwoods Way, on the former British Sugar Factory site, with easy access to both the Stourport Road and the main A442 Worcester Road which are two of the 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 along Silverwoods Way itself, which has enhanced the area considerably making it a sought-after business location on the southern side of Kidderminster.

### Description

This modern industrial / warehouse unit has the following specification.

- Steel portal frames
- WC facilities
- Roller shutter door
- Pedestrian access door
- Allocated car parking
- Loading/unloading facilities
- Three phase electricity
- 6-metres eaves
- Block walls with external composite paneling

### Tenure

The property is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The units have an energy performance ratings of B  
[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

### Service Charge

Service charge covers external communal maintenance @ £1,220 per annum



### Guide Rental per annum exclusive:

Unit	SQ FT	SQ M	Guide Rental
5	2,437	226.40	£24,000

### VAT

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

### Rating Assessment

Current rateable value from April 2023 - £17,500  
[Summary valuation - Valuation Office Agency - GOV.UK](#)

### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction. The ingoing tenant is to pay a contribution to legal and surveyor costs of £400.00.



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.

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**GJS | Dillon**

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