



RENT
£7.95
(per sq ft)



CAR PARKING
13 spaces



EPC RATING
D-91



Red outline plan for indicative purposes only



Unit 12, Finepoint Way

Walter Nash Road, Kidderminster, DY11 7FB

Leasehold | Industrial/Warehouse Units | 10,217 Sq Ft (949 Sq M)

TO LET



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.



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 7.5 metre eaves height, concrete floor with 35kN/Sq m floor loading, electronically operated up and over access door (5m x 4m), three phase power, lighting, 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.

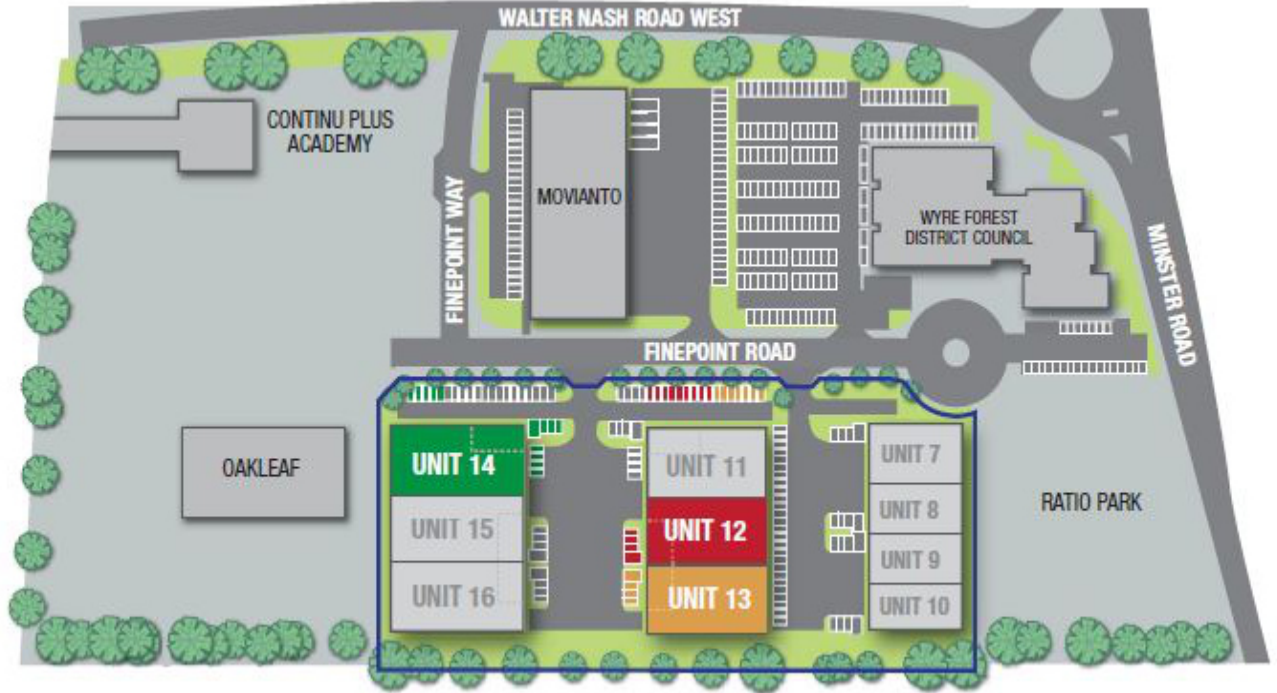
It is understood that the unit is to be redecorated prior to occupation. Please speak to the agents for further information.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit 12 (Red)	Sq Ft	Sq M
Warehouse	8,748	813
Offices/Ancillary	1,469	136
Total GIA	10,217	949



Amenities



24/7 Access



Roller Shutter



Amenity Name



Amenity Name



Further information

Guide Rent

£7.95 per sq ft.

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.

Tenure

The unit is available on new Full repairing and Insuring Leases for a term to be agreed.

Business Rates

The rateable value is currently assessed with Unit 13, therefore if the unit was to be taken on an individual basis, the rates will need to be reassessed upon occupation.

Rates payable (2024/2025) 54.6p in the £

For verification on the rates payable, interested parties are advised to contact Wyre Forest District Council.

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.

Legal Costs

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

Service Charge

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

EPC

Unit 12: D-91

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

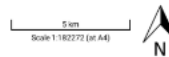
By prior arrangement with the sole agents.





Unit12, Finepoint Way, Kidderminster




Produced on Mar 12, 2024.
© Crown copyright and database right 2024 (license number 100055532)




**Approximate Travel Distances**

**Locations**


- Kidderminster - 2.8 miles
- Worcester - 13.3 miles
- M5 Junction 3 - 13.7 miles
- M5 Junction 5 - 11.6 miles


**Nearest Station**


- Kidderminster - 2.9 miles




**Nearest Airport**

- Birmingham International - 38.2 miles

**Viewings**



**Lauren Allcoat**

-  01905 728 449
-  07738 981 480
-  lauren.allcoat@fishergerman.co.uk

fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated May 2024. Photographs dated March 2024.

