



Silverwoods Trade Park

Kidderminster | Worcestershire | DY11 7GB





An exciting new prominently located development of Trade Counter/Commercial units

Available for occupation from the end of 2025

Units available to let from 1,401 ft sq (130.16 m sq) to 9,270 ft sq (861.21 m sq)

Located adjacent to Costa and opposite Aldi

In a sought-after area of Kidderminster with significant road frontage

Silverwoods Trade Park

Silverwoods Trade Park is an exciting speculative development of Trade Counter and commercial units that will be completed and ready for occupation from the third quarter of 2025. The development will comprise at completion of 4 detached buildings that will be available to let as a whole or separate units that will range from 1,401 ft sq (130.16 m sq) to 9,270 ft sq (861.21 m sq).

The Trade Park benefits from a significant road frontage onto Silverwoods Way. There is a shared access to the development from the roundabout via an access road that is shared with the Costa Coffee drive thru.

Each of the detached units will be of steel portal frame construction clad in profile sheeting with elements of glazing under a profile sheet roof cover with translucent roof lights and will benefit from designated car parking and access for servicing via roller shutter doors. Each unit will be completed to shell specification ready for tenant fit out. Further detailed specifications are available from the letting agents upon request.

This exciting development will be available for occupation by tenants at the end of 2025.

Location

Silverwoods Trade Park is prominently located in a sought after area and fronts directly onto Silverwoods Way located approximately 1.5 miles south of Kidderminster town centre.

The Trade Park has a significant road frontage onto Silverwoods Way. It is located directly oppositer an Aldi supermarket and adjacent to a Costa Coffee drive thru with Starbucks, KFC and Halfords being in close proximity.

Silverwoods Way links to Stourport Road (A451) immediately to the east and the A442 to the west. Both routes provide easy access to nearby locations such as Stourbridge, Worcester and Stourport-on-Severn and serves as a main link road in the road network serving the town of Kidderminster.

Kidderminster is an established market town in the Wyre Forest district of Worcestershire. It is located approximately 17 miles (27 km) southwest of Birmingham city centre and approximately 15 miles (24 km) north of Worcester city centre.

The 2021 census recorded a population of 57,400 in the town, which forms the majority of the Wyre Forest Conurbation, an urban area of 99,000. The property is prominently positioned fronting onto Green Street.

The location is also home to Kidderminster College nearby, and the railway station.

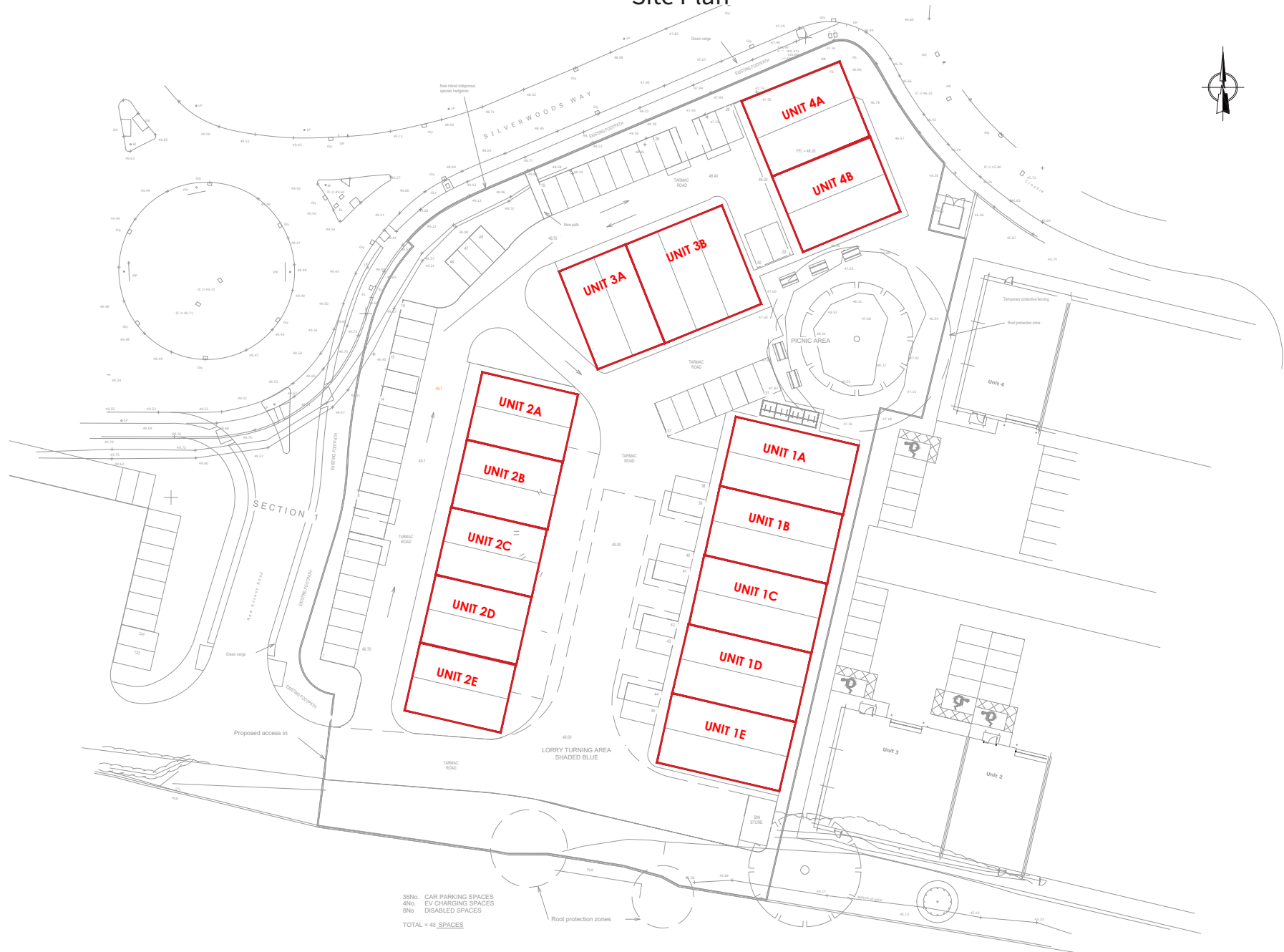
Accommodation

Unit 1	9,270 ft sq (861.21 m sq)
Unit A	1,854 ft sq (172.24 m sq)
Unit B	1,854 ft sq (172.24 m sq)
Unit C	1,854 ft sq (172.24 m sq)
Unit D	1,854 ft sq (172.24 m sq)
Unit E	1,854 ft sq (172.24 m sq)
Unit 2	7,005 ft sq (650.79 m sq)
Unit A	1,401 ft sq (130.16 m sq)
Unit B	1,401 ft sq (130.16 m sq)
Unit C	1,401 ft sq (130.16 m sq)
Unit D	1,401 ft sq (130.16 m sq)
Unit E	1,401 ft sq (130.16 m sq)
Unit 3	3,785 ft sq (351.64 m sq)
Unit A	1,514 ft sq (140.66 m sq)
Unit B	2,271 ft sq (210.98 m sq)
Unit 4	3,472 ft sq (322.56 m sq)
Unit A	1,736 ft sq (161.28 m sq)
Unit B	1,736 ft sq (161.28 m sq)





Site Plan



Key Details

Rateable Value

To be assessed upon build completion.

Rent

Upon Application.

VAT

All prices and figures quoted are exclusive of VAT.

VAT will be payable on the rents.

EPC

To be provided upon completion.

Legal Costs

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

Local Authority

Wyre Forest District Council

Finepoint Way, Wyre Forest House

Kidderminster, DY11 7WF



01562 732 928



[WYRE FOREST DISTRICT COUNCIL WEBSITE](#)

Services

(not tested)

The units will benefit from mains water, electricity (including three phase) and drainage. Each of the 14 units will be fitted with a system which will comprise of six off JA Solar 550Wp panels, a Solis 1Ph 3.0kW Single MPPT inverter. The system will power the tenant's units, before exporting to grid. Further details are available from the letting agents upon request.

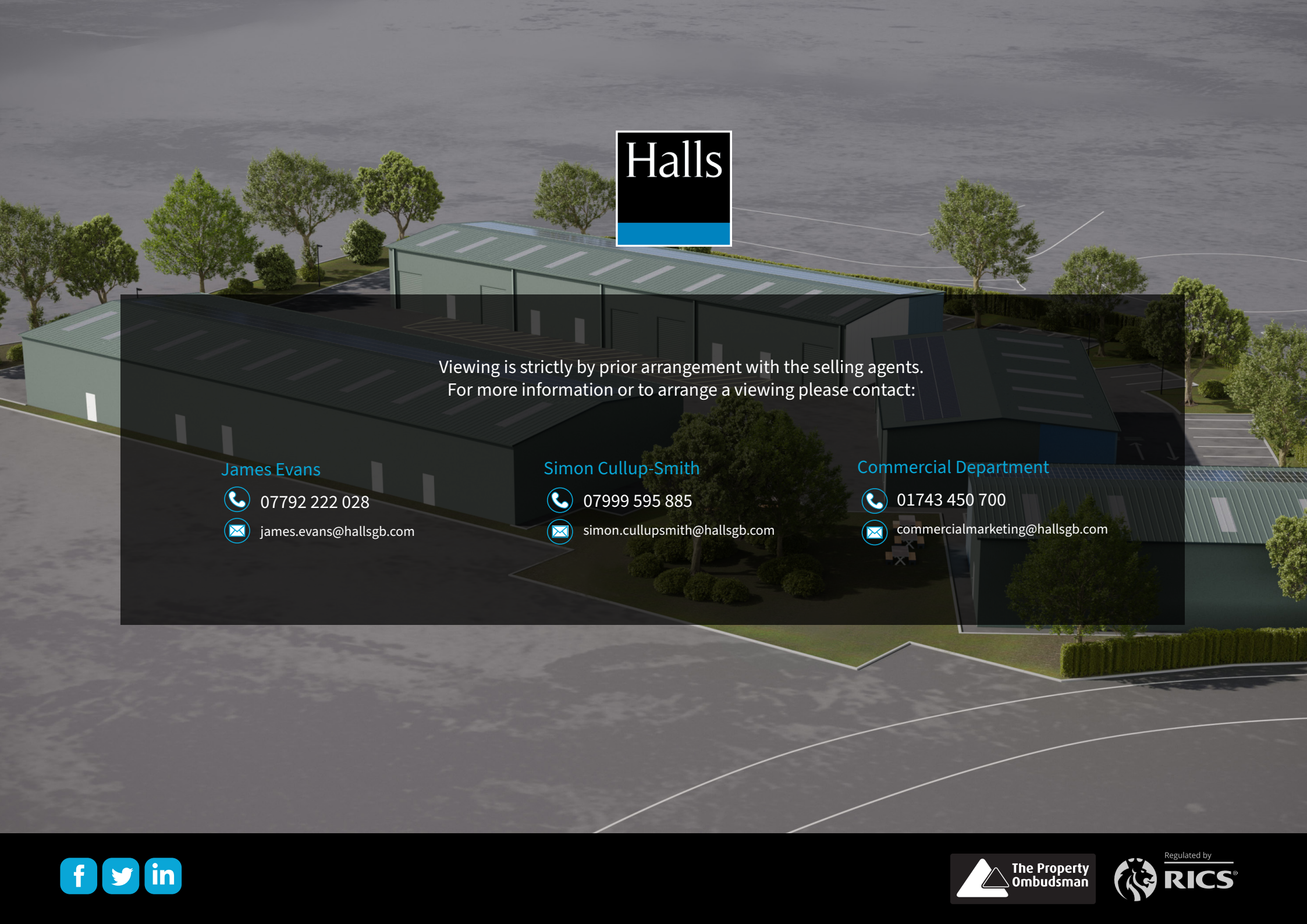
Planning

Prospective tenants should make their own enquiries to the planning authority.

Silverwoods Trade Park will at completion provide a variety of trade counter/commercial/business units suitable for a variety of uses falling within Use Class B of the Town and Country Use Classes Order 1987.

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Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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