

First Floor Office Suites

Suites 9 & 9B, Gemini House
Stourport Road, Kidderminster, DY11 7QL

Leasehold
Office Suites

280 - 580 Sq Ft (26.01 - 53.88 Sq M)



To Let | £16 per sq ft



Key information



Rent

£16 per sq ft



Service Charge

£2.50 per sq ft



EPC Rating

C

1st Floor, Gemini House

280 - 580 Sq Ft (26.01 - 53.88 Sq M)

Description

Gemini House is tenanted by a range of occupiers. It benefits from a daily postal collection; disabled access and WCs on the ground floor and tenant signage to the car park, entrance and corridors.

Gemini House comprises a refurbished two storey detached office building with a large car parking area to the front and a shared entrance presented to a high standard.

The available suites are on the first floor of Gemini House. Suite 9B has access to a communal kitchenette and shared toilet facilities. Suite 9 is split across two rooms and has its own private kitchenette and WC. The rooms have gas central heating, suspended ceilings, carpet, wall trunking and LED lighting.

Location

Gemini House is situated 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, with Gemini House benefiting from a highly prominent location fronting Stourport Road. The area is part of the South Kidderminster Enterprise Park being a key area of employment regeneration.

Accommodation

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

Description	Sq Ft	Sq M
Suite 9B	280	26.01
Suite 9	580	53.88

Locations

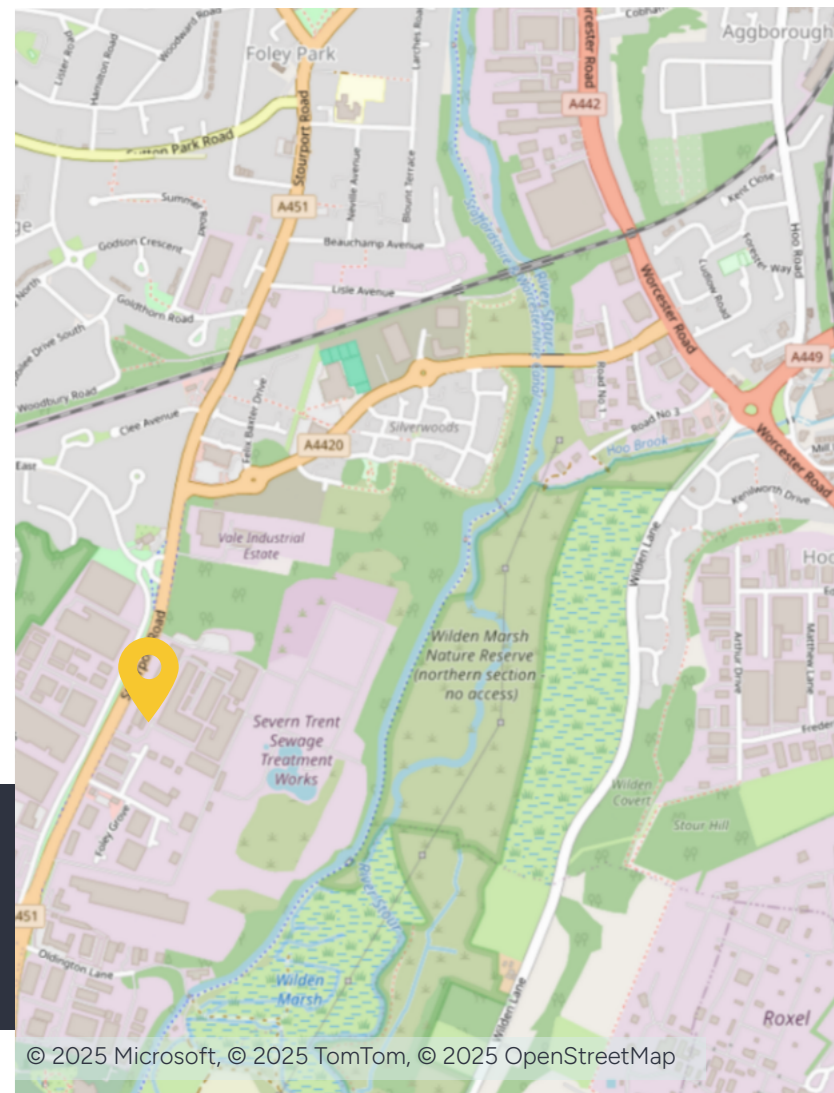
J5 of M5: 12.2 miles
Kidderminster: 1.5 miles
Birmingham: 21 miles

Nearest station

Kidderminster: 2.4 miles

Nearest airport

Birmingham International: 31.9 miles



Further information

Guide Rent

£16 per sq ft.

Tenure

The property is available on a new business lease direct with the landlord on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

2025/2026 Rates Payable 49.9p in the £.

EPC

The EPC rating is C.

Services

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.

Service Charge

There will be an annual service charge levied on the tenants to cover a contribution towards annual buildings insurance, maintenance, heating and cleaning of common areas proportionate to floor area occupied.

The current service charge is £2.50 per sq ft.

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 lettings.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

References/Deposit

The successful tenant may need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit..

VAT

VAT at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

Viewings

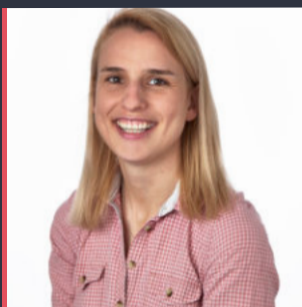
By prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

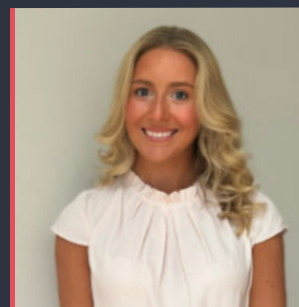
To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated October 2024.



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