



RENT

£39,500
(per annum)



RATEABLE VALUE

£15,250
(per annum)



Unit 15 Gemini Business Park

Stourport Road, Kidderminster, DY11 7QL

Leasehold | Office with Yard | 716 Sq Ft - 66.49 Sq M



TO LET



Location

Gemini Business Park 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 Business Park benefiting from a highly prominent location fronting Stourport Road.



Description

The property comprises a modern office of traditional brick construction with sheet cladding to elevations and pitched roof. Internally the office is mainly open plan with pedestrian entrance and glazed frontage, suspended ceilings, LED lights, double glazing, carpet, floor boxes and electric heating. Additionally, there is a meeting room, WC and Kitchen.

Externally there is a secured yard with gated access, covered carport and parking to the front of the property.



Accommodation

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

Floor	Sq Ft	Sq M
Unit	716	66.49
Yard 0.17 acre (0.07 ha)		



Amenities



Glazed Frontage



24/7



Yard



Further information

Guide Rent

£39,500 per annum exclusive.

Tenure

The property is currently held on a lease as follows and is available by way of an assignment:

Date: 4th July 2017

Term: 15 years

Rent: £39,500

Break: 3rd July 2027

A new lease direct from the landlord may also be available by separate negotiation.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Rateable value of £15,250

2024/2025 Rates Payable 49.9p in the £

Services

We understand that the property benefits from water, electricity and mains drainage although prospective tenants are encouraged to make their own enquiries.

EPC

Energy Performance Rating - E



Legal Costs

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

Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

Insurance

The building insurance will be paid by the landlord and reimbursed by the tenant.

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

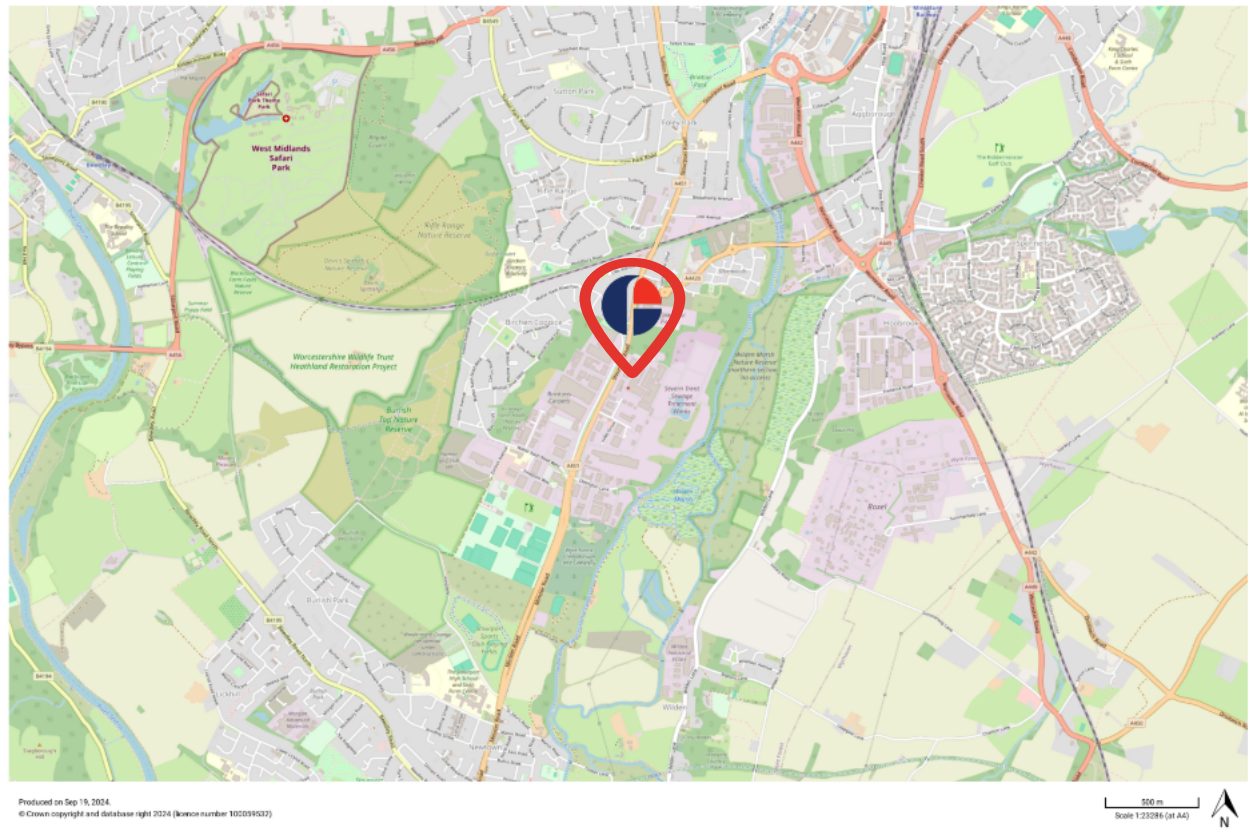
VAT is chargeable in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Unit 15 Gemini Business Park, Kidderminster



	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Kidderminster - 1.5 miles• J5 of the M5 - 12 miles• Birmingham - 21 miles
	Nearest Station <ul style="list-style-type: none">• Kidderminster - 2.4 miles
	Nearest Airport <ul style="list-style-type: none">• Birmingham International - 31.9 miles

	Viewings
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Particulars dated September 2024. Photographs dated September 2024.