

**fisher
german**

Unit 9, Acorn Enterprise Centre

Hoo Farm Industrial Estate, Kidderminster, DY11 7RA

Leasehold
Industrial Unit

2,258 Sq Ft (209.8 Sq M)



To Let | £19,195 + VAT



Amenities



3 Phase Power



Roller Shutter
Door



Established
Industrial Location

Unit 9, Acorn Enterprise Centre

2,258 Sq Ft (209.8 Sq M)

Description

The property comprises an end of terrace, modern, industrial unit accessed via a roller shutter door and pedestrianised door. The unit benefits from three phase power, allocated parking to the front, WC and kitchenette.

Location

The Acorn Enterprise Centre is situated on the established Hoo Farm Industrial Estate in Kidderminster, Worcestershire, approximately 1.5 miles north-east of Kidderminster town centre.

The location benefits from excellent road communications, with convenient access to the A456, A442 and A449, providing connections to Birmingham, Stourbridge, Worcester and the M5 motorway.

The surrounding area is predominantly commercial and industrial in character, comprising a mix of trade counter, warehouse, manufacturing and business occupiers located throughout Hoo Farm Industrial Estate.

Accommodation

Description	Sq Ft	Sq M
Unit 9	2,258	209.8

Locations

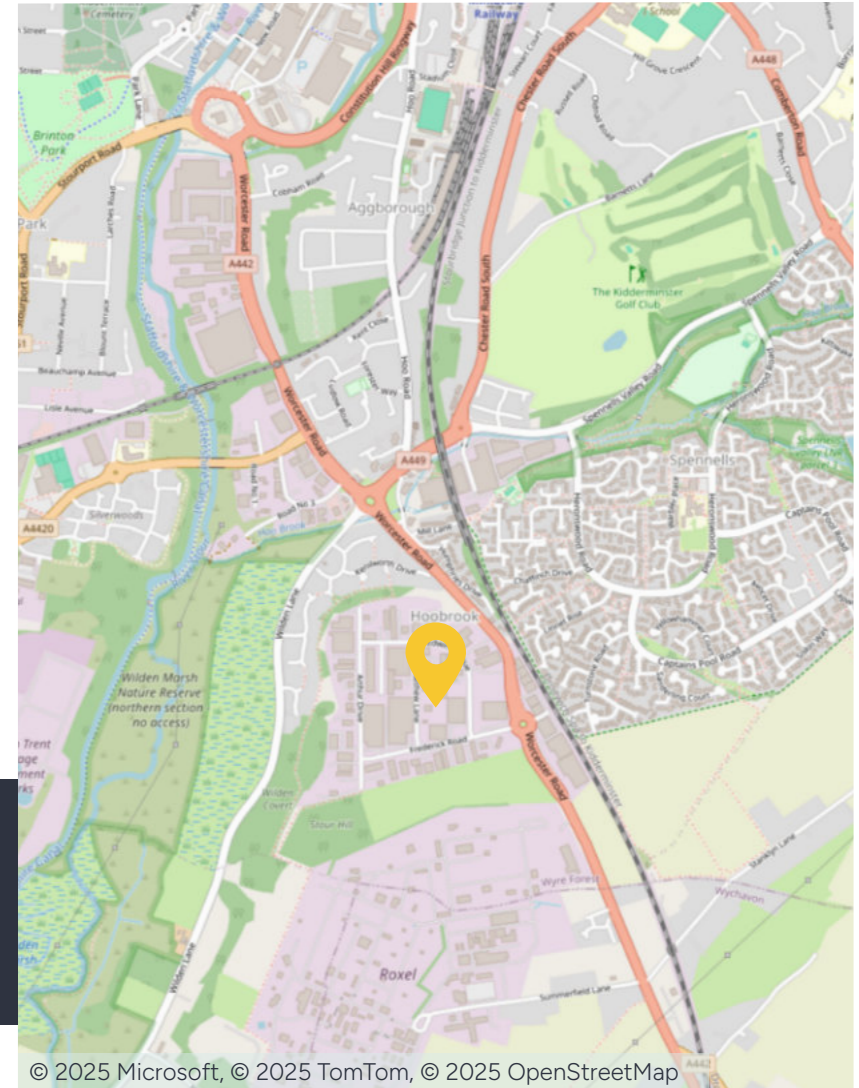
Worcester: 12.9 miles
Birmingham: 20.8 miles

Nearest station

Kidderminster: 2 miles

Nearest airport

Birmingham International: 34.9 miles



Further information

Tenure

The property is offered by way of a new, full repairing and insuring lease, on terms to be agreed.

Rental

£19,195 per annum exclusive.

Business Rates

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

Rateable Value £15,250

2026/2027 Rates Payable 0.432p in the £.

Services

We understand that mains services are available to the property.

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.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

The EPC rating is E.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

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

References

The successful tenant will need to provide satisfactory references for approval.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly 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 October 2026. Photographs dated October 2026.



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