

MIXED USE, RETAIL, TRADE COUNTER, WAREHOUSE | TO LET

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REAR OF 52-54 OXFORD STREET, KIDDERMINSTER, DY10 1AR

1,136 SQ FT (105.54 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Centrally Positioned Kidderminster Property
Providing Adaptable Space Suitable for a Variety
of Uses (STP).

- Detached Commercial Unit
 - Open Plan Layout
 - Exposed Steel Trusses
 - Roller Shutter and Pedestrian Access
 - Forecourt Parking and Loading Area
 - Kitchenette and WC Facilities
 - Suitable For a Variety of Uses (STP)
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DESCRIPTION

This detached single storey industrial unit offers versatile accommodation suitable for a range of occupiers, including workshop, storage, studio, trade counter or light industrial use (STP). The property benefits from excellent frontage, private forecourt parking and dual access points.

The unit provides a largely open plan layout with generous height, exposed steel trusses and multiple loading/entry points via roller shutter and separate pedestrian access. The space offers a clean and adaptable shell ready for occupier fit out.

Internally, the accommodation includes a large open work area, WC facilities and a kitchenette. The property also enjoys good natural light via high-level windows to the front elevation.

Externally, the unit has been freshly painted and sits within a secure, enclosed yard with ample forecourt space for parking, loading and deliveries.

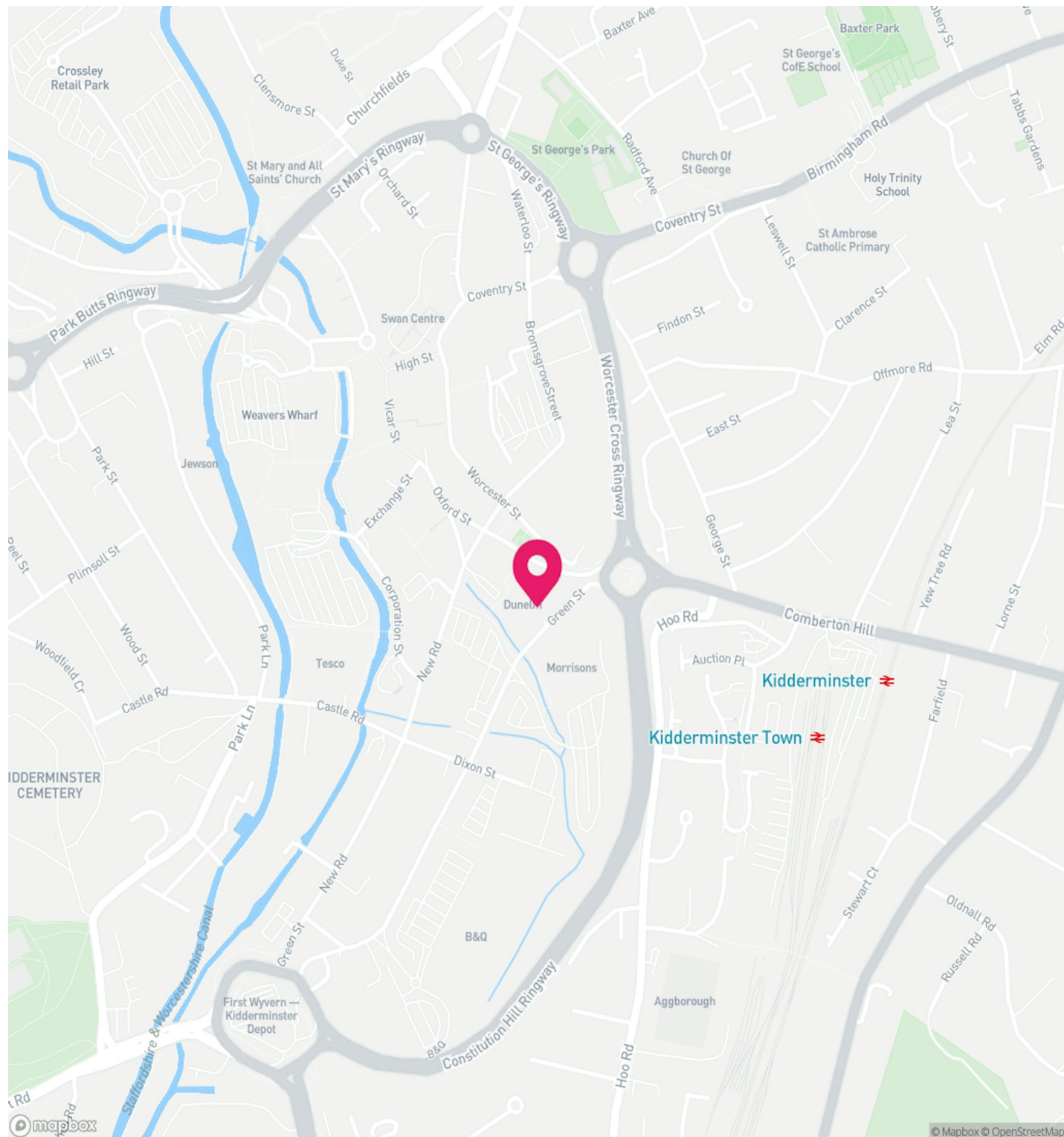


LOCATION

The property situated in the heart of Kidderminster Town Centre, to the rear of Oxford Street.

The surrounding area is a well-established commercial location, home to a mix of national and independent retailers, professional services and a variety of commercial uses.

Kidderminster is the principal centre of the Wyre Forest District, with a population of approximately 55,530. The town is situated around 14 miles north of Worcester, 10 miles south west of Dudley and 16 miles south west of Birmingham, benefiting from strong regional connectivity and a broad catchment.





RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £12,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

SERVICES

It is understood that all main services are available on or adjacent to the premises. The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.

PLANNING USE

We understand that the property has planning permission under use classes E. The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

AVAILABILITY / VIEWINGS

The property is immediately available, following the completion of legal formalities.

Viewings are strictly via the sole letting agent Siddall Jones.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

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CONTACT



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