



Units 13 & 14 Oldington Trading Estate, Kidderminster  
DY11 7QP

**G HERBERT  
BANKS**

EST. 1898

## Units 13 & 14 Oldington Trading Estate, Kidderminster DY11 7QP

Modern Twin Portal Frame warehouse

- Modern accommodation extending to 1352m<sup>2</sup> (14,548ft<sup>2</sup>)
- Open Plan warehouse with first floor offices
- Central to the A451 Stourport Road employment corridor
- Available from June 2024

Kidderminster 2 \* Droitwich M5 13 \* Worcester 13 ½  
\* Birmingham 20  
Approximate Distance in Miles

### Situation

The premises are on the Oldington Trading Estate, which lies adjacent to the A451 Stourport Road. This employment corridor has been transformed over the last 10 years with extensive developments to include IGS (Vision Labs), Ambulance & Fire Station hub, Greggs, 24/7 Gymnasium, Aldi and Costa. Road communications have been improved with the A4420 Silverwoods Way Bypass, which connects to the A449 Worcester Road. This position lies approx. 2 miles south of Kidderminster Town Centre and 2 miles north of Stourport on Severn. Access to the National Motorway network is via the M5 and M42. Kidderminster also has excellent network to the National A road system.

### Description

The premises are located within Oldington Trading Estate, having been constructed approximately 20 years and provide a twin portal frame open plan warehouse, with 4.8m to eaves. To the front there is staff/visitor parking and a gated loading bay, leading to the 4.5m (H) roller shutter door.

### Accommodation

The entrance hall has stairs to the first floor offices and W.C accommodation. To the ground floor there are a kitchen, W.Cs and medical room. The warehouse

provides extensive open plan storage/manufacturing accommodation. There are compressed airlines, LED lighting and gas blow air heaters to the warehouse.

	Area Ft <sup>2</sup>	Area M <sup>2</sup>
Total	14,548	1,352

### GENERAL INFORMATION

#### Lease

The premises are available To Let for a minimum term of 6 years on a full repairing and insuring lease. The rent shall be paid quarterly in advance.

**To Let £90,000 per annum**

#### Sale

The property comprises of 2 plots, each held on a long leasehold basis, with the term expiring 2118, with a fixed ground rent for the duration of the term at £40 per annum each.

**Asking Price £1,250,000 excl**

#### VAT

We are informed by the Landlord/Owner that the premises is subject to VAT.

#### Energy Performance

EPC rating – E106

#### Agents Notes

The outgoing tenant is attending their repair liabilities prior to the end of their occupation. Vacant possession is envisaged June 2024.

#### Rating Assessment

The rateable valuable from 1<sup>st</sup> April 2023 is £56,500

### Services

The premises are connected to Mains water, gas and electricity (three phase).

### Local Authority

Wyre Forest District Council

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale (or letting) can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer or tenant (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

### Viewing

Via the Sole Agent's Great Witley Office  
Tel: 01299 896968. **Contact: Nick Jethwa**  
**Email: [nj@gherbertbanks.co.uk](mailto:nj@gherbertbanks.co.uk);**

### Directions

From Kidderminster on A451 to Stourport turn right into the slip road (signposted Stourport Road) after the Loom & Shuttle Public House. Oldington Trading Estate is on your right hand side. Take the turning on right hand side between Denmans and Beakbane, head to the top of the cul-de-sac and turn right, where the property will be seen on your right hand side.





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