



GEMINI 8 BUSINESS PARK, WALTER NASH ROAD, KIDDERMINSTER,
DY11 7HJ

OFFICE TO LET | 1,173 TO 6,494 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

First and Second Floor Office Suites

- Glass Partitioning
 - Double glazed windows
 - Air conditioning
 - Heating
 - Mains water, electric and WC facilities
 - On-site Car Parking
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DESCRIPTION

The premises forms part of Gemini 8 Business Park and occupies a prominent roadside position with excellent frontage to Walter Nash Road.

The building is of traditional brick construction with pitched tiled roof, comprising three floors of office accommodation.

The building benefits from extensive car parking to the front of the property, with further overflow spaces to the rear, along with pedestrian access to the building.

The first and second floors comprise cellular office space, benefitting from glass partitioning, double glazed windows and air conditioning. Heating, mains water, electric and WC facilities are all connected.



LOCATION

The property is situated on Walter Nash Road, off the A451 Stourport Road, which provides a direct route into Kidderminster and Stourport-on-Severn.

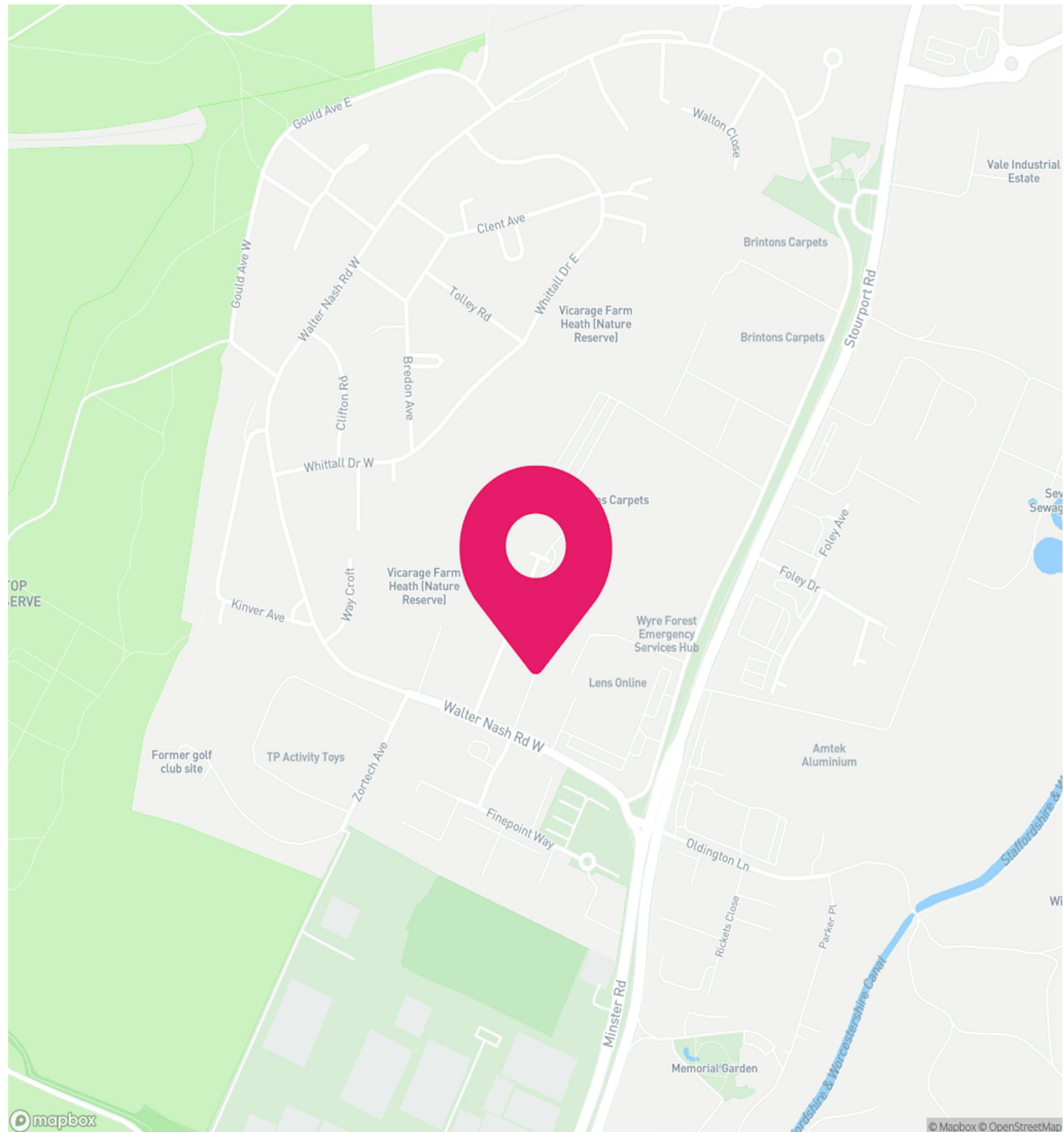
The building sits adjacent to Fine Point Business Park, which comprises a number of industrial and business units, occupied by Wyre Forest District Council amongst others.

Kidderminster is a town of 55,530 people and the principal centre for Wyre Forest district in north Worcestershire, located

approximately 14 miles north of Worcester, 10 miles south west

of Dudley and 16 miles south west of Birmingham.

Kidderminster benefits from excellent access to the M5 and in turn the national motorway network, from the M6, M42 and M40.



SPECIFICATION

- Air Conditioning
- Glass Partitioning
- Extensive On-site Car Parking
- Suspended ceiling with inset Cat 2 lighting
- Perimeter trunking
- Double glazed windows

ACCOMMODATION SCHEDULE & RENTALS

Floor/Suite Size (ft2) Size (m2)

First Floor (Whole) 2,972 ft2 276.10 m2
First, Suite Left 1,173 ft2 108.98 m2
First, Suite Right 1,799 ft2 167.19 m2

Second Floor (Whole) 3,522 ft2 330 m2
Second, Suite Left 1,517 ft2 140.98 m2
Second, Suite Right 2,035 ft2 189.02 m2

TERMS & RENTAL

The suites are available on a new lease at the following rentals:

First Floor: £11 per square foot
Second Floor: £9.50 per square foot

SERVICE CHARGE

The tenant will pay a service charge to cover the

Insurance, heating, water, maintenance and upkeep of common parts at £2.50 per square foot. Electricity is to be sub metered and charged separately.

VAT

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

BUSINESS RATES

The tenant is to be responsible for the payment of the local authority rates, and are permitted to mitigate where eligible.

ENERGY PERFORMANCE CERTIFICATE

The property is rated B. The EPC is available from the agents upon request.

LEGAL COSTS

Each party are to be responsible for their own legal cost incurred during this transaction.

AVAILABILITY

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

LEASE

New Lease

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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