



35 WORCESTER STREET, KIDDERMINSTER, DY10 1EW

OFFICE TO LET | 580 TO 1,215 SQ FT



Second Floor Offices Suites available individually or combined.

- Town Centre Location
- Modern Building
- Low Rental
- Gas Central Heating





## DESCRIPTION

The property provides a modern second floor office suite.

The building benefits from central heating, suspended ceiling with LED lighting and double glazed windows.



## LOCATION

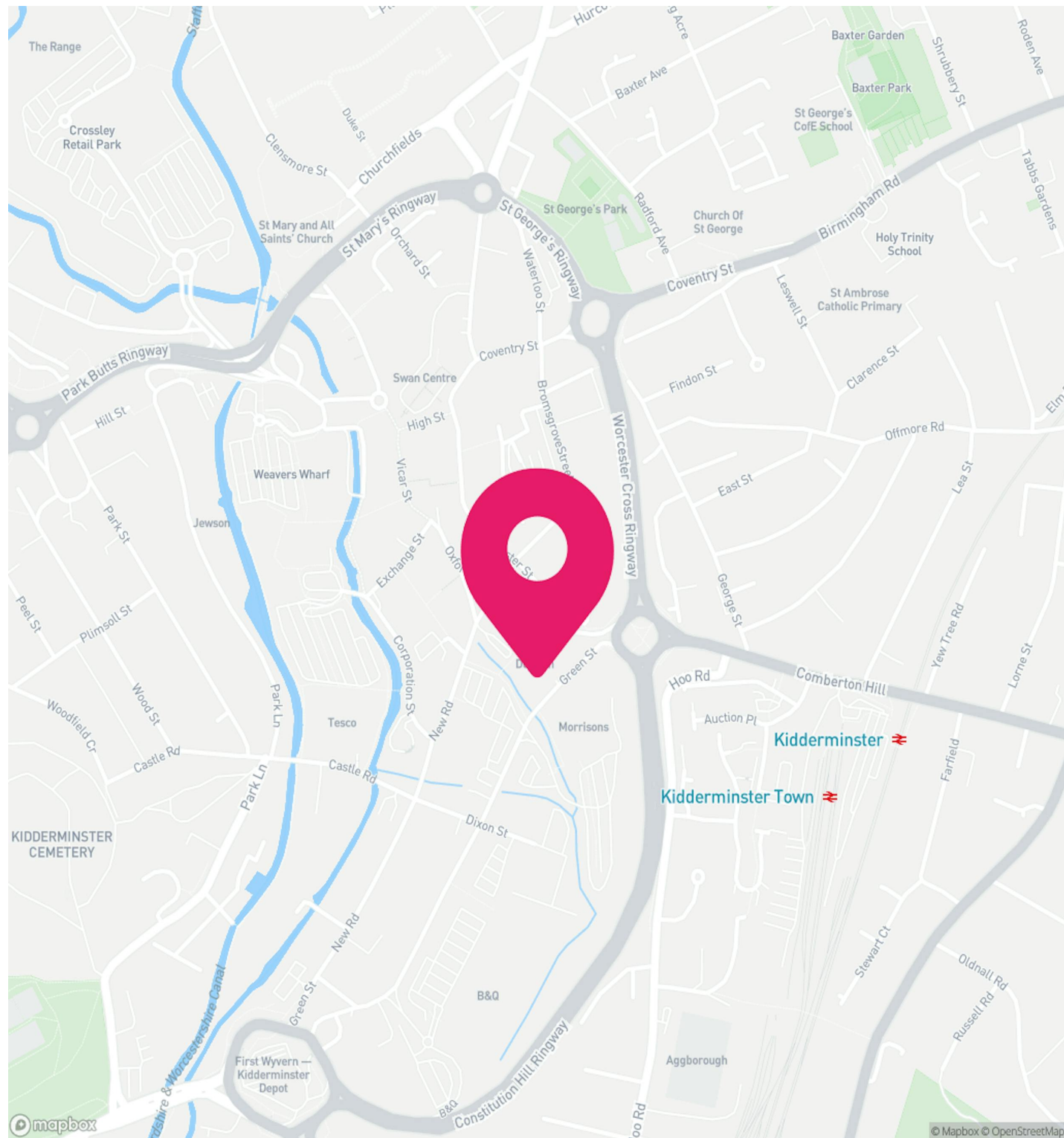
The property lies north of Worcester Street in a predominantly commercial area, close to the central retailing area of the town and the Rowland Hill and Swan Shopping Centres.

Worcester Street lies to the west of The Ringway (A451), part of the Town Centre ring road.

Kidderminster is situated approximately 10 miles to the north of Worcester and 12 miles to the south-west of Wolverhampton, with good access onto the motorway network.

Locations:

- \* Worcester - 14.9 miles
- \* Birmingham - 18.7 miles
- \* Wolverhampton - 17.1 miles







## AVAILABILITY

Name	sq ft	sq m	Availability
Suite - Second Floor	635	58.99	Available
Suite - Second Floor II	580	53.88	Available
<b>Total</b>	<b>1,215</b>	<b>112.87</b>	

## SERVICE CHARGE

£100 per month

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

£500 per month

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Edward Siddall-Jones**  
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