



UNITS TO LET – TRADE COUNTER/COMMERCIAL UNITS

SILVERWOODS TRADE PARK | SILVERWOODS WAY
KIDDERMINSTER | WORCESTERSHIRE | DY11 7GB



KEY POINTS

FROM **1,477**
TO **9,690**

SQ FT



LOCATED ADJACENT
TO COSTA AND
OPPOSITE ALDI

AN EXCITING NEW
PROMINENTLY LOCATED
DEVELOPMENT OF
TRADE COUNTER/
COMMERCIAL UNITS


ALL MEASUREMENTS ARE APPROXIMATE



RENT

UPON APPLICATION


James Evans

 07792 222 028

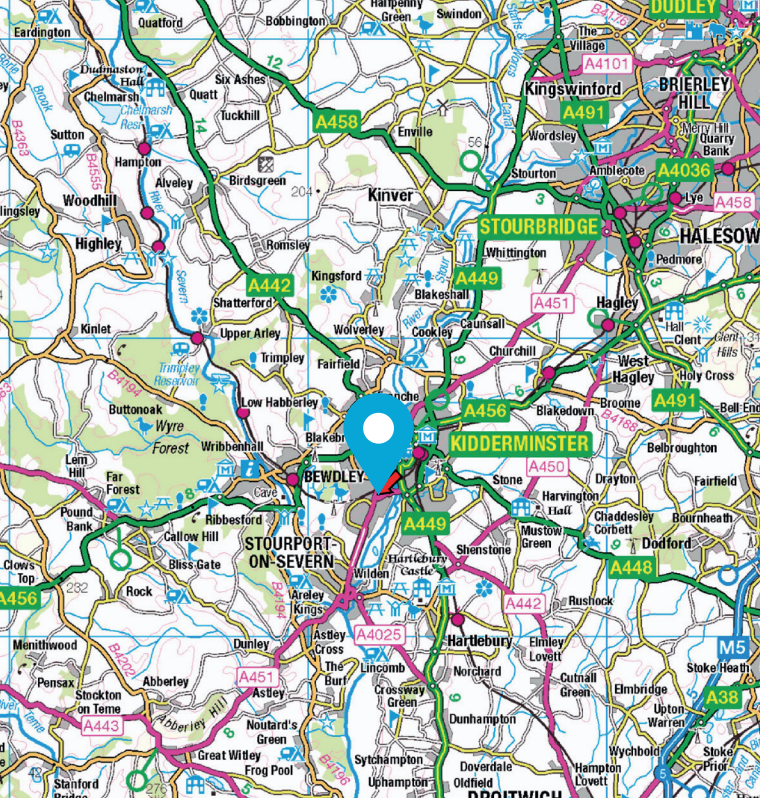
 james.evans@halls.gb.com



Ellie Studley

 07538 912 096

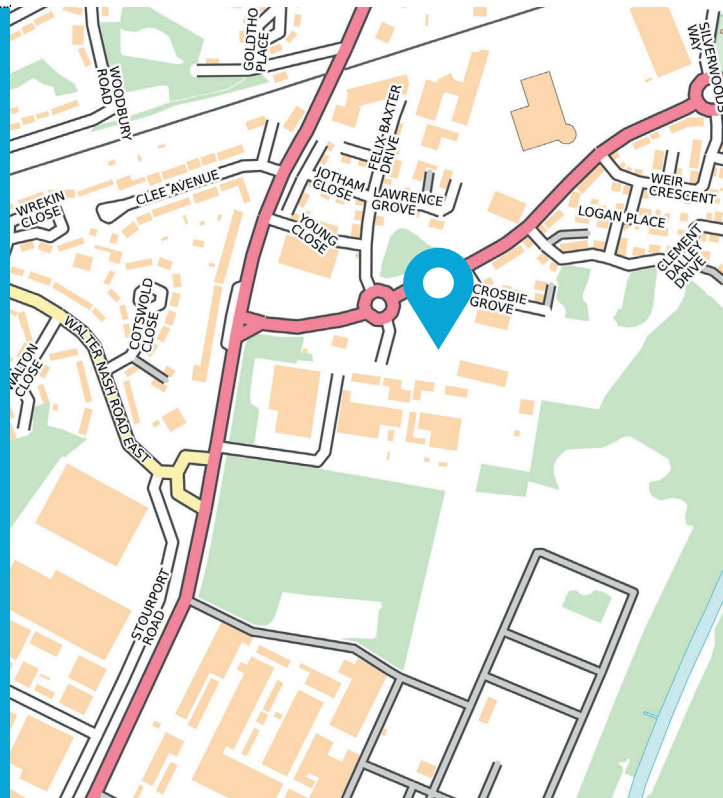
 e.studley@halls.gb.com



KIDDERMINSTER
POPULATION

58,000

APPROXIMATELY



LOCATION

Silverwoods Trade Park is prominently located in a sought after area and fronts directly onto Silverwoods Way located approximately 1.5 miles south of Kidderminster town centre.

The Trade Park has a significant road frontage onto Silverwoods Way. It is located directly oppositer an Aldi supermarket and adjacent to a Costa Coffee drive thru with Starbucks, KFC and Halfords being in close proximity.

Silverwoods Way links to Stourport Road (A451) immediately to the east and the A442 to the west. Both routes provide easy access to nearby locations such as Stourbridge, Worcester and Stourport-on-Severn and serves as a main link road in the road network serving the town of Kidderminster.

Kidderminster is an established market town in the Wyre Forest district of Worcestershire. It is located approximately 17 miles (27 km) southwest of Birmingham city centre and approximately 15 miles (24 km) north of Worcester city centre.

The 2021 census recorded a population of 57,400 in the town, which forms the majority of the Wyre Forest Conurbation, an urban area of 99,000.

The location is also home to Kidderminster College nearby, and the railway station.



what3words
fixed.price.novel



DESCRIPTION

Silverwoods Trade Park is an exciting speculative development of Trade Counter and commercial units that will be completed and ready for occupation from the third quarter of 2025. The development will comprise at completion of 4 detached buildings that will be available to let as a whole or separate units that will range from 1,477 ft sq (137.2 m sq) to 9,690 ft sq (900 m sq).

The Trade Park benefits from a significant road frontage onto Silverwoods Way. There is a shared access to the development from the roundabout via an access road that is shared with the Costa Coffee drive thru'.

Each of the detached units will be of steel portal frame construction clad in profile sheeting with elements of glazing under a profile sheet roof cover with translucent roof lights and will benefit from designated car parking and access for servicing via roller shutter doors. Each unit will be completed to shell specification ready for tenant fit out. Further detailed specifications are available from the letting agents upon request.

This exciting development will be available for occupation by tenants in the third quarter of 2025.



ACCOMMODATION

All measurements are approximate

Unit 1	9,690 ft sq (900 m sq)
Unit A	1,938 ft sq (180 m sq)
Unit B	1,938 ft sq (180 m sq)
Unit C	1,938 ft sq (180 m sq)
Unit D	1,938 ft sq (180 m sq)
Unit E	1,938 ft sq (180 m sq)
Unit 2	7,385 ft sq (686 m sq)
Unit A	1,477 ft sq (137.2 m sq)
Unit B	1,477 ft sq (137.2 m sq)
Unit C	1,477 ft sq (137.2 m sq)
Unit D	1,477 ft sq (137.2 m sq)
Unit E	1,477 ft sq (137.2 m sq)
Unit 3	4,037 ft sq (375 m sq)
Unit A	2,422 ft sq (225 m sq)
Unit B	1,615 ft sq (150 m sq)
Unit 4	3,714 ft sq (345 m sq)
Unit A	1,857 ft sq (172.5 m sq)
Unit B	1,857 ft sq (172.5 m sq)



TENURE

The units are offered to let on new lease for length of term by negotiation on Tenants Full Repairing and Insuring Terms, subject to service charge provisions. There will be rent reviews at three yearly intervals.

The units will be available from the third quarter of 2025 for occupation and the owners are seeking to agree pre lettings with tenants, further details available from the letting agents upon request.

VAT

All prices and figures quoted are exclusive of VAT. VAT will be payable on the rents.

SERVICES

(not tested)

The units will benefit from mains water, electricity (including three phase) and drainage. Further details are available from the letting agents upon request.

RATEABLE VALUE

To be assessed upon build completion.

PLANNING

Prospective tenants should make their own enquiries to the planning authority.

Silverwoods Trade Park will at completion provide a variety of trade counter/commercial/business units suitable for a variety of uses falling within Use Class B of the Town and Country Use Classes Order 1987.

EPC

To be provided upon completion

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

LOCAL AUTHORITY


Wyre Forest District Council

Finepoint Way

Wyre Forest House

Kidderminster

DY11 7WF

 01562 732928


 [WYRE FOREST DISTRICT COUNCIL WEBSITE](#)



VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

