



**DSM**  
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Tel: 01299 828528 • Fax: 01299 878361  
E-Mail: email@dsm-group.co.uk

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11 Hodfar Road, Stourport-on-Severn, DY13 9QB

**G HERBERT  
BANKS**

EST. 1898

11 Hodfar Road,  
Stourport-on-Severn,  
DY13 9QB

Freehold Light Industrial Unit for sale.

- Ground floor GIA 245.6m<sup>2</sup>/2642sqft. Overall GIA 332.17m<sup>2</sup>/3574sqft
- Freehold with vacant possession
- Front parking and loading area
- Internal workshop/office accommodation

Stourport 2 \*Kidderminster 5.9 \*  
Worcester 11 \* Hartlebury Trading Estate 4.1 \*  
Approximate Distance in Miles

## Situation

The property is located in Sandy Lane Industrial Estate, just off the A4025 Worcester Road, which connects to the A449 dual carriageway 2.2 miles away. This connects to both Hartlebury Trading Estate and Junction 6 of the M5.

Sandy Lane Industrial Estate has many long term established occupiers with a range of national, regional and local businesses represented. Hodfar Road is a cul-de-sac position at the end of the estate and there are neighbouring local occupiers, many of which have traded in this location for many years.

## Description

The premises are located within a gated cul-de-sac and set behind a tarmac carparking and loading area. It is a steel portal framed unit with lower brick build elevations and upper cladding, having a lined steel roof. There is a roller shutter door to the warehouse and personnel door to front, which is also protected by a roller shutter door.

Internally the property is fitted out to provide 2 story accommodation at the front and rear of the unit. To the front there is an entrance lobby, kitchen and two W.C.'s,

with workshop/office over. To the rear there is workshop/storage accommodation together with a works manager's office, with glazing into the warehouse. To the first floor there is further workshop accommodation. The property has scope to either utilise this internal fit out, or this may be removed for more open plan accommodation. The warehouse has a level painted floor with 5 m height to eaves

## Accommodation

Ground floor 245.6m<sup>2</sup> (2,642sqft)  
First floor 86.57m<sup>2</sup> (932sqft)  
**Total 332.17m<sup>2</sup> (3,574sqft)**

The measurements have been taken on a Gross Internal basis.

## GENERAL INFORMATION

### Tenure

The property is Freehold and shall be sold with vacant possession.

### Guide Price

Offers based on £225,000

### VAT

We are informed by the Landlord that the premises is not subject to VAT.

### Energy Performance

EPC rating of Dgg

### Rating Assessment

The property has a rateable value of £17,500.

### Services

Mains electricity and water. There is three phase electricity to the property. Mains water and drainage.

### Local Authority

Wyre Forest District Council  
Council Tel: 01562 732 928

## 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

The successful purchaser will be required to submit information to comply with money laundering regulations.

## 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);**  
**Maxine Holder**  
**Email: [mh@gherbertbanks.co.uk](mailto:mh@gherbertbanks.co.uk)**

## Directions

Proceeding from the Stourport direction take the A4025 Worcester Road turning right into Sandy Lane, opposite Hartlebury Trading Estate. Proceed to the bottom of Sandy Lane and turn right at the end and Hodfar Road will then be found on the right hand side. The property is identified with the agents for sale board.

