



Unit 30A Coppice Trading Estate, Kidderminster, DY11 7QY

**G HERBERT  
BANKS**

EST. 1898



## Unit 30a Coppice Trading Estate, Kidderminster, DY11 7QY

Self-contained refurbished offices.

- Refurbished accommodation extending to 1,664sqft (155m<sup>2</sup>) NIA
- Generous car parking area
- Central to the A451 Stourport Road corridor
- Available for immediate vacant possession
- Rear storage unit also available

Kidderminster 2 \* Droitwich 13 \* Worcester 13.5  
Birmingham 20  
Approximate Distance in Miles

### Situation

The premises are located on Coppice Trading Estate, which lies a short distance from the A451 Stourport Road. This employment corridor has been transformed in the last 10 years with extensive development to including IGS (Vision Labs), Ambulance and Fire Station hub, Greggs, 24/7 gym, Aldi and Costa. Road communications have been improved with the A4420 Silverwood Way Bypass, which connects to the A449 Worcester Road. This position lies approximately 2 miles south of Kidderminster Centre and 2 miles north of Stourport-on-Severn. Access to the national motorway network is via the M5 and M42. Kidderminster also has an excellent network to the national A road system.

### Description

The premises are located within Coppice Trading Estate, comprising of two story offices, set back behind a generous parking area.

To the ground floor the premises have a reception, four offices, kitchen and W.C. accommodation. To the first

floor there are three further offices, kitchen and W.C. accommodation.

The property is mainly fitted with LED lighting, there is oil fired central heating to radiators. The property has been completed redecorated to the interior and has new carpets fitted, to provide a high level of presentation.

### Accommodation

1,664sqft (155m<sup>2</sup>) (Net Internal Area)

By separate negotiation, the rear stores which comprises of 1,750sqft are available.

### GENERAL INFORMATION

#### Lease

The premises are available to let for a minimum term of 3 years on a full repairing and insuring lease.

#### Rental Amount

£18,000 per annum (Paid quarterly in advance)

#### VAT

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

#### Energy Performance

The property has an Energy performance rating of D91.

#### Rating Assessment

The rating assessment will be reassessed upon occupation.

#### Legal Costs

Each party is responsible for their own legal fees in respect of this letting and agreement for lease.

### Services

Mains electricity, drainage and water are available to the property. The property has a separate oil tank for the central heating system.

### Local Authority

Wyre Forest District Council  
Council Tel: 01562 732 928

### References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

### Money Laundering

The successful applicant 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**  
**[mh@gherbertbanks.co.uk](mailto:mh@gherbertbanks.co.uk)**

### Directions

What3words: ///reader.rate.deflection

From Kidderminster on the A451 to Stourport turn right at the Oldington Traffic lights into Walter Nash Road West, thereafter, taking the next right hand turn and the property is near the end of the cul-de-sac on the left hand side.



