



Unit 4 Barracks Road, Sandy Lane Industrial Estate,
Stourport-on-Severn

**G HERBERT
BANKS**

EST. 1898

Unit 4 Barracks Road,
Sandy Lane Industrial Estate,
Stourport-on-Severn,
DY13 9QB

- Industrial/commercial unit
- Accommodation extending to 4,660sqft (433.08m²)
- Located on an established business park
- Front parking area, offices and warehouse
- Available for occupation March 2025

Kidderminster 6 * Bewdley 6.5 * Worcester 11
Birmingham 30
Approximate Distance in Miles

Situation

Sandy Lane Industrial Estate is an established business location to the south of Stourport-on-Severn, with access directly off the A4205 Worcester Road, which connects to the A449, leading to the M5 motorway.

The position is approximately 1.7 miles from Stourport-on-Severn, 10 miles from Droitwich and 11 miles from junction 6 of the M5 of Worcester.

Connectivity to the motorway system is via the M42 and M5 motorways. There are a variety of occupiers on the industrial estate, with both national and local businesses represented.

Description

The property is set behind a tarmacadam forecourt/loading bay. This semi-detached unit is of steel portal framed construction with overhead lights in the warehouse and also inset roof lights. There are works W.C's, two offices and a kitchenette. The front offices have UPVc double glazing.

Accommodation

Total floor area of 4,660sqft (433.08m²) – Gross Internal Area

GENERAL INFORMATION

Tenure

The property is available with vacate possession on a full repairing and insuring lease for a term of 3 or 6 years.

Guide Price

Offers based on £24,000 per annum.

VAT

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

Energy Performance

EPC rating is to be confirmed.

Rating Assessment

The rating assessment is £24,750.

Services

We understand that electricity, water and drainage are available to the unit.

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 tenant 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;
Maxine Holder
mh@gherbertbanks.co.uk

Directions

Proceeding south from Stourport-on-Severn on the A4025 Worcester Road, proceed past Cooks Garden Centre and along Hartlebury Common until turning right into Sandy Lane Industrial Estate. Take the first left hand turn into Barracks road and the next right hand turn into the cul-de-sac, where the property is located.