



Unit 135 Sandy Lane Industrial Estate, Stourport-on-Severn

**G HERBERT
BANKS**

EST. 1898

Unit 135 Sandy Lane Industrial Estate, Stourport-on-Severn, DY13 9QB

Freehold commercial premises

- Suitable for office or storage use
- Gross Internal Area 2,001sqft (186.05m²)
- Return fronted building
- Generous parking/potential to extend
- Available with vacant possession

Stourport 2 *Kidderminster 5.9 *
Worcester 11 * Hartlebury Trading Estate 4.1 *
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 premises are situated behind a gated yard, which is shared with the terrace of commercial units. This corner fronted building has a tarmacadam forecourt, which extends around the side of the property, providing extra parking and also scope to extend (subject to planning). The ground floor has a brick built elevation, with steel profile cladding to the upper floor

(which shall be painted prior to completion) and inset with Upvc double glazed windows.

The double glazed entrance door leads to a lobby, with stairs off to the first floor and access into the ground floor accommodation. This is currently laid out with a loading area in front of the roller shutter door and three ground floor offices,, incorporating a disabled toilet. There is also an additional rear staircase to the first floor.

The first floor is currently divided into 4 principal rooms, 2x W.C. and storage cupboard.

Accommodation

Gross Internal Area 2,001sqft (186.05m²)

GENERAL INFORMATION

Tenure

The property is freehold and shall be sold with vacant possession. The current tenant will be vacating in April 2025.

Guide Price

£145,000

VAT

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

Energy Performance

E121

Rating Assessment

The rating assessment is £11,250.

Services

Mains electricity, drainage and water are available to the property.

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, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale (or letting) can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer or tenant (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968. **Contact: Nick Jethwa**
Email: nj@gherbertbanks.co.uk

Directions

What3Words: [///graced.deaf.bolsters](https://www.what3words.com/#!/en/graced.deaf.bolsters)

Proceeding from Stourport direction take the A4025 Worcester Road, turning right into Sandy Lane, opposite Hartlebury Common. Proceed to the bottom of Sandy Lane and at the right hand turn at the end of this, the property will be seen on the right hand side, as identified by the agents for sale board.