



FOR SALE (MAY LET)

MODERN REFURBISHED INDUSTRIAL WAREHOUSE WITH GATED YARD & OFFICES

Units 13 & 14, Oldington Trading Estate, Kidderminster, DY11 7QP



14,548 sqft

(1,352 sqm) approx. GIA

MODERN INDUSTRIAL WAREHOUSE

GROUND AND FIRST FLOOR OFFICES

FITTED WAREHOUSE WITH LIGHTING AND HEATING

GOOD POWER SUPPLY





LOCATION

The premises are on the Oldington Trading Estate, which lies adjacent to the A451 Stourport Road with local amenities including Greggs, 24/7 Gymnasium, Aldi and Costa. Road communications have been improved with the A4420 Silverwoods Way Bypass, which connects to the A449 Worcester Road. The property is approximately 2 miles south of Kidderminster Town Centre and 2 miles north of Stourport on Severn. Access to the National Motorway network is via the M5 and M42.

DESCRIPTION

The property provides a modern double bay portal frame open plan warehouse with 4.8m to eaves, LED lighting, gas fired blower heaters and fitted compressed airlines.

A two storey brick office is to the property frontage providing reception, kitchen and WC's to ground floor with private offices to first floor.

To property frontage there is staff/visitor parking and a gated loading bay, leading to a single roller shutter door.

RENT / TENURE

The property is available for sale on a long leasehold basis, with the groundlease term expiring 2118 and a fixed ground rent for the duration of the term at £40 per annum, over two groundleases.

Asking price and rental on application

BUSINESS RATES

2023 Rateable Value (Warehouse & Premises) £56,500

ACCOMMODATION

AREA	SQM	SQFT
Gross Internal Area	1,352	14,548

EPC

Rating E (106)



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via the sole agents:

HARRIS LAMB

Contact: Sara Garratt/ Neil Slade
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Date: June 2025

SUBJECT TO CONTRACT

