



TO LET

TRADE COUNTER/WORKSHOP UNIT

OLDINGTON LANE,
FIRS INDUSTRIAL ESTATE
KIDDERMINSTER, DY11 7QN



497.14sq. m. (5,351 sq. ft.)
Approx. Gross Internal Area

- Ground floor Trade Counter facility
- Kidderminster Town Centre approx 2 miles distance





LOCATION:

The property is situated fronting the Stourport Road/Oldington Lane in the Firs Industrial Estate which is situated just off the Kidderminster/Stourport Road (A451).

Kidderminster town centre lies approximately 2 miles distant with junction 3 of the M5 motorway approximately 11 miles distant.

DESCRIPTION:

The premises comprise a ground floor trade counter area with rear workshop/store area located within a two storey property of steel frame construction. The building benefits from part brick/part clad elevations surmounted by flat felt surfaced roofs.

The ground floor trade counter has been fitted with a plastic tiled floor, retail shelving and suspended acoustic ceiling with integral fluorescent lighting.

To the western elevation of the premises is a canopy. Access is provided to the workshop area via the same elevation by way of steel concertina doors.

Externally the property benefits from a number of car parking spaces as well as a palisade fenced storage yard.

ACCOMMODATION:

Approx. Gross Internal Areas:

	sq. m.	sq. ft.
Ground floor(excluding w/c's and kitchen)	497.14	5351
Total	497.14	5351

PLANNING

The property is in an area allocated for trade counter/warehousing purposes. Interested parties are advised to make their own enquiries with Wyre Forest District Council. (Tel: 01562 732928)

TENURE:

The property is currently held on a full repairing and insuring lease expiring 30 September 2009.

The current passing rental is £18,000 per annum exclusive.

AVAILABILITY:

The property is available by way of a sub lease or an assignment of the existing lease.

SERVICES:

The property benefits from mains water and electricity.



© Crown Copyright 2004 All Rights Reserved. Licence No : 100036451
Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

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.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in the transaction.

VAT:

All rentals quoted are exclusive of VAT which may be chargeable.

VIEWING:

Strictly via joint agents:

Harris Lamb Property Consultancy

Contact: Nick Aylett
Tel: 01905 22666

Contact: Charles D'Auncey
Tel: 0121 455 9455

Lamb & Swift Commercial

Contact: David Isherwood
Tel: 01204 522 275

Ref: W660

Date: February 2009

Subject To Contract