

Stourport Road, Kidderminster, DY11 7PZ



TO LET

LARGE SCALE INDUSTRIAL 82,160 SQ/FT - 409,042 SQ/FT

- ✓ MINIMUM EAVESHEIGHT OF 8.2M
- ✓ UP TO 45M YARD DEPTH
- ✓ DOCK AND LEVEL ACCESS LOADING
- ✓ 10 MVA POWER AVAILABLE

48,000 - 409,042 sq ft
(4,459 - 38,001 sqm)

LOCATION

The property is located directly off the main A451 Stourport Road in Kidderminster providing direct access to Kidderminster Town Centre approximately 2 miles to the north. Stourport Road benefits from the recently opened Hoo Brook Link Road, alleviating traffic off the local road network and providing swift access to the ring road and in turn, all major routes out of the town to Birmingham, Worcester and the M5 motorway. Surrounding occupiers include Power Equipment Services, Vision Labs, IGS, Were Forest District Council and Aldi. The adjacent site is currently being redeveloped to provide a new warehouse for the West Midlands Fire Service.

DESCRIPTION

WAREHOUSE

Eaves height up to 8.2m ,50 Kn/m² warehouse floor loading, Fully sprinklered, Strip lighting to the warehouse ,Dock and Level access loading, 10 MVA power available

OFFICES

Two storey office accommodation, High specification throughout, Ability to sub-divide subject to requirements

EXTERNAL AREAS

Two yards with separate access points Car parking areas with separate entrances Up to 45m yard depth

PLANNING

We understand that the premises have B1, B2 & B8 uses, however we advise all interested parties to make their own enquiries with the local authority.

82,160 - 409,042 sq ft
(7,633 - 38,001 sq m)



OPTION 1 - SINGLE UNIT

ACCOMMODATION

UNIT 1 TOTAL AREA 409,042 sq/ft 38,001 sq/m*

Including a 70,000 sq ft mezzanine

SPECIFICATION

WAREHOUSE Eaves height up to 8.2m 50 Kn/m2 warehouse floor loading Fully sprinklered Strip lighting to the warehouse Dock and Level access loading 10 MVA power available

OFFICES Two storey office accommodation High specification throughout Ability to sub-divide subject to requirements

EXTERNAL AREAS Two yards with separate access points Car parking areas with separate entrances Up to 45m yard depth

OPTION 2 - 4 UNITS

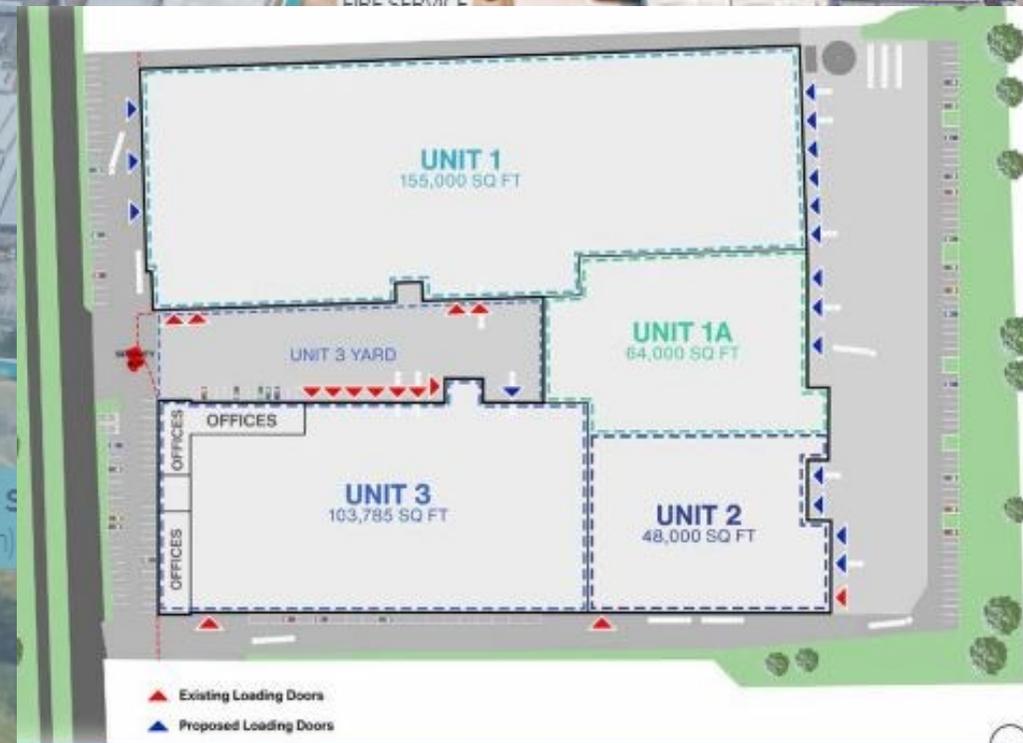
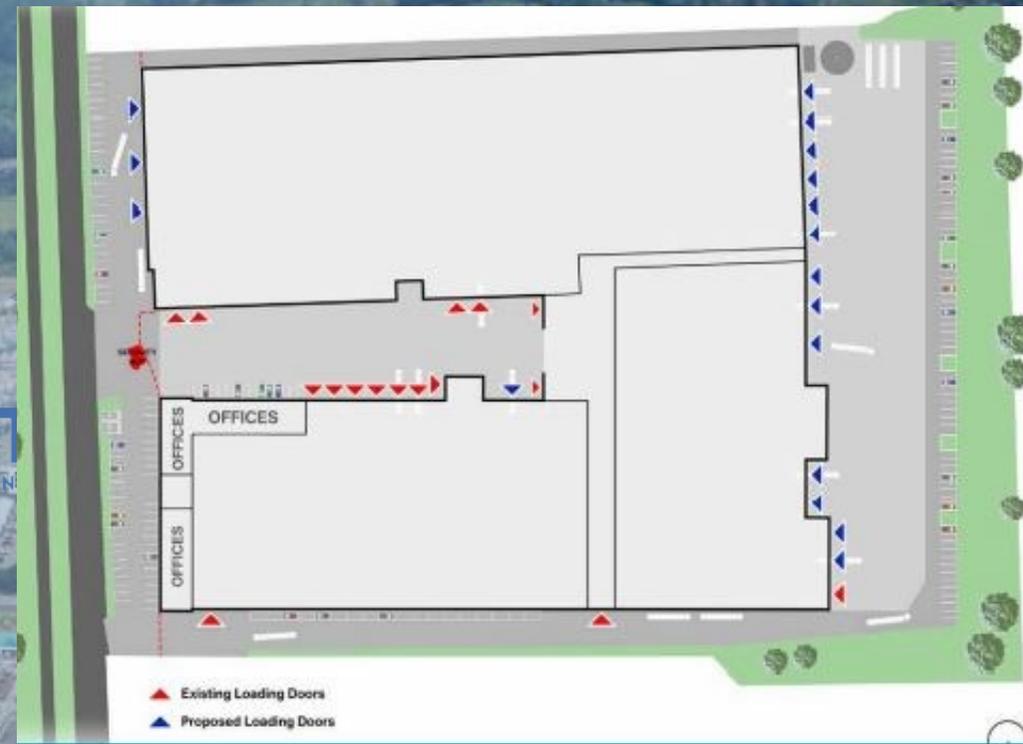
Unit 1: Total area 155,000 SQ/FT

Unit 1A: Total area 64,000 SQ/FT

Unit 2: Total area 48,000 SQ/FT

Unit 3: Total area 103,785 SQ/FT

82,160 - 409,042 sq/ft
(7,633 - 38,001 sq/m)



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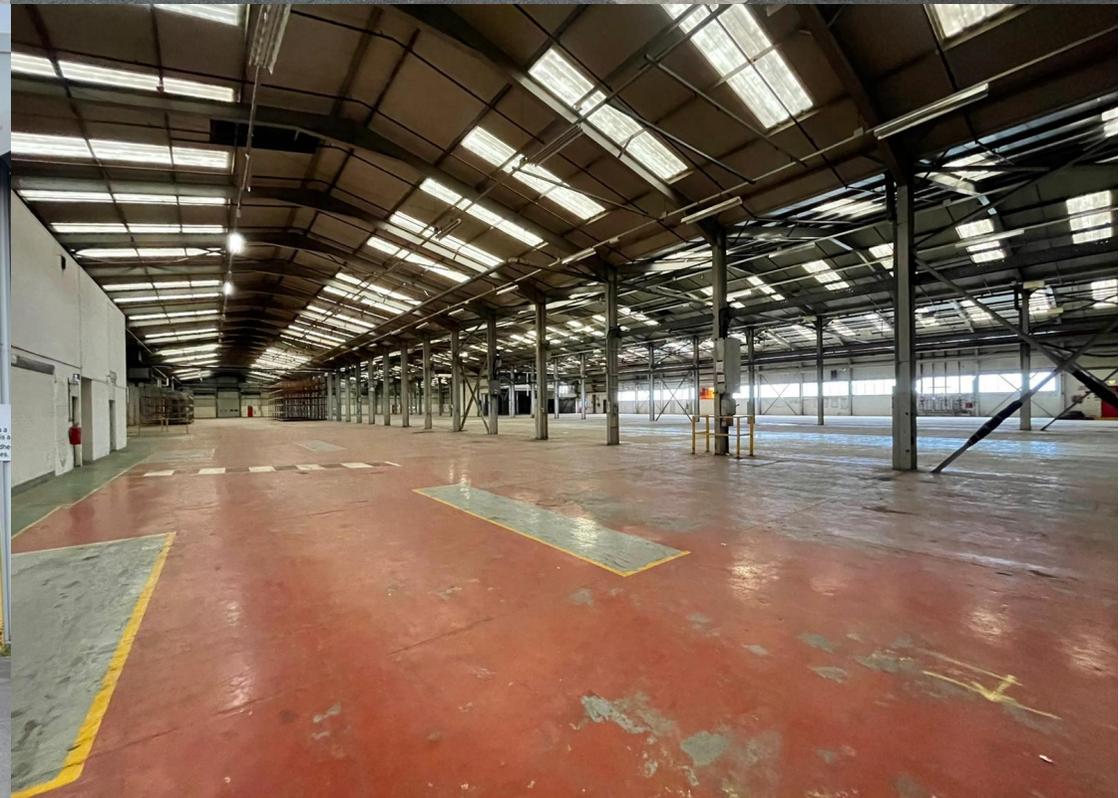
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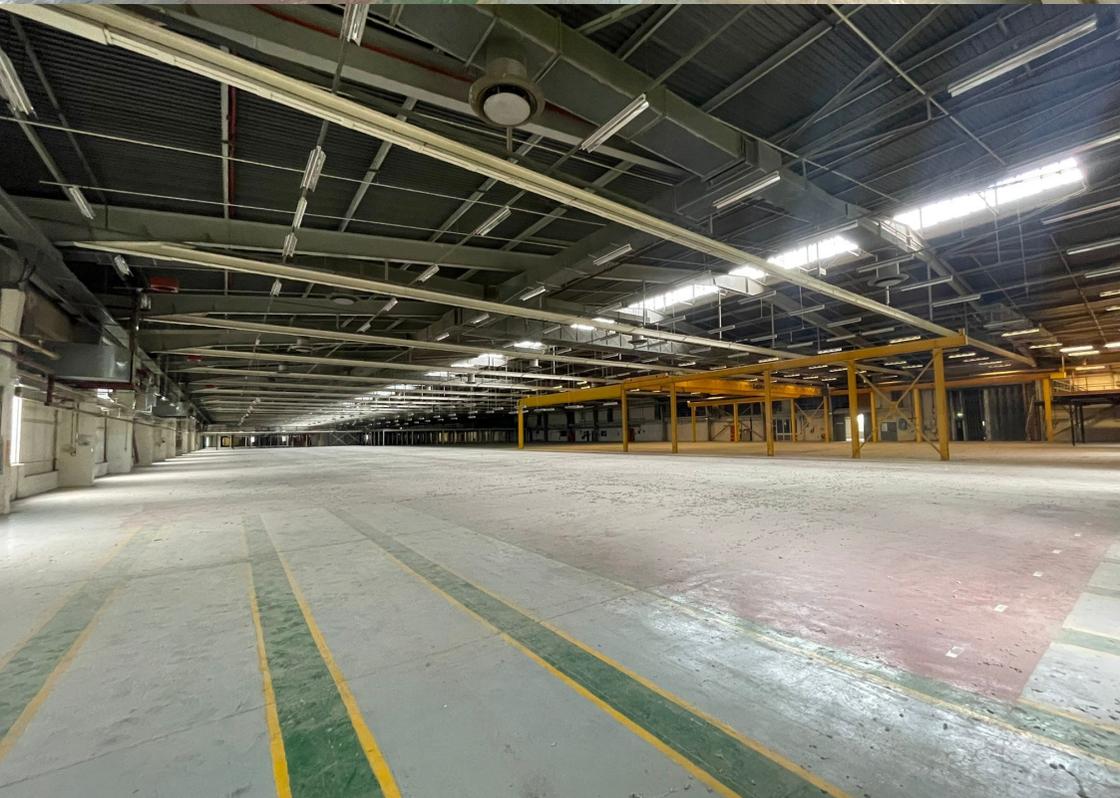
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DMS CHROMIUM PLATING

AMTEL ALUMINIUM CASTINGS

VISION LABS

OH SEW CRAFTY

K2 INTERNATIONAL

ENCRPTION

BURGER KING

24/7 FITNESS

MAX SERVICES

GREGGS

STOURPORT ROAD

BEAKBANE

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MARKETING • INVESTMENTS • MANAGEMENT

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82,160 - 409,042 sq ft
(7,633 - 38,001 sq m)

INDUSTRIAL ESTATE

UNSTER

BREAK

TO

IGS

TIPPERS

THE WEST
MIDLANDS
FIRE SERVICE

NICOL TRANSMISSION