



# Silverwoods Trade Park

Kidderminster | Worcestershire | DY11 7GB





An exciting new prominently located development of Trade Counter/Commercial units

Available for occupation from the end of 2025

Units available to let from 1,401 ft sq (130.16 m sq) to 9,270 ft sq (861.21 m sq)

Located adjacent to Costa and opposite Aldi

In a sought-after area of Kidderminster with significant road frontage

# Silverwoods Trade Park

Silverwoods Trade Park is an exciting speculative development of Trade Counter and commercial units that will be completed and ready for occupation from the third quarter of 2025. The development will comprise at completion of 4 detached buildings that will be available to let as a whole or separate units that will range from 1,401 ft sq (130.16 m sq) to 9,270 ft sq ( 861.21 m sq).

The Trade Park benefits from a significant road frontage onto Silverwoods Way. There is a shared access to the development from the roundabout via an access road that is shared with the Costa Coffee drive thru.

Each of the detached units will be of steel portal frame construction clad in profile sheeting with elements of glazing under a profile sheet roof cover with translucent roof lights and will benefit from designated car parking and access for servicing via roller shutter doors. Each unit will be completed to shell specification ready for tenant fit out. Further detailed specifications are available from the letting agents upon request.

This exciting development will be available for occupation by tenants at the end of 2025.

# Location

Silverwoods Trade Park is prominently located in a sought after area and fronts directly onto Silverwoods Way located approximately 1.5 miles south of Kidderminster town centre.

The Trade Park has a significant road frontage onto Silverwoods Way. It is located directly oppositer an Aldi supermarket and adjacent to a Costa Coffee drive thru with Starbucks, KFC and Halfords being in close proximity.

Silverwoods Way links to Stourport Road (A451) immediately to the east and the A442 to the west. Both routes provide easy access to nearby locations such as Stourbridge, Worcester and Stourport-on-Severn and serves as a main link road in the road network serving the town of Kidderminster.

Kidderminster is an established market town in the Wyre Forest district of Worcestershire. It is located approximately 17 miles (27 km) southwest of Birmingham city centre and approximately 15 miles (24 km) north of Worcester city centre.

The 2021 census recorded a population of 57,400 in the town, which forms the majority of the Wyre Forest Conurbation, an urban area of 99,000. The property is prominently positioned fronting onto Green Street.

The location is also home to Kidderminster College nearby, and the railway station.

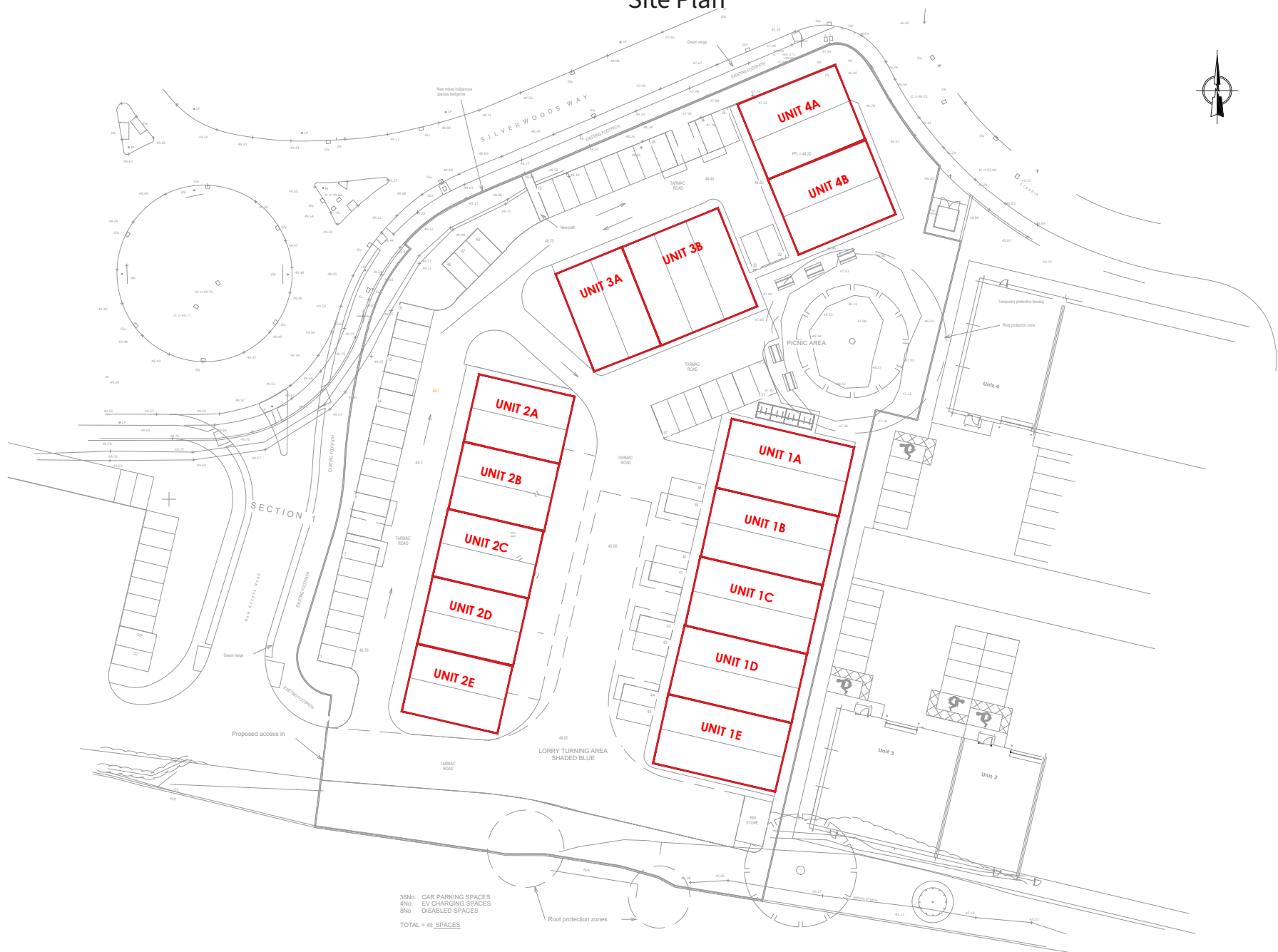
# Accommodation

<b>Unit 1</b>	<b>9,270 ft sq (861.21 m sq)</b>
Unit A	1,854 ft sq (172.24 m sq)
Unit B	1,854 ft sq (172.24 m sq)
Unit C	1,854 ft sq (172.24 m sq)
Unit D	1,854 ft sq (172.24 m sq)
Unit E	1,854 ft sq (172.24 m sq)
<b>Unit 2</b>	<b>7,005 ft sq (650.79 m sq)</b>
Unit A	1,401 ft sq (130.16 m sq)
Unit B	1,401 ft sq (130.16 m sq)
Unit C	1,401 ft sq (130.16 m sq)
Unit D	1,401 ft sq (130.16 m sq)
Unit E	1,401 ft sq (130.16 m sq)
<b>Unit 3</b>	<b>3,785 ft sq (351.64 m sq)</b>
Unit A	1,514 ft sq (140.66 m sq)
Unit B	2,271 ft sq (210.98 m sq)
<b>Unit 4</b>	<b>3,472 ft sq (322.56 m sq)</b>
Unit A	1,736 ft sq (161.28 m sq)
Unit B	1,736 ft sq (161.28 m sq)





# Site Plan



36No. CAR PARKING SPACES  
 4No. EV CHARGING SPACES  
 6No. DISABLED SPACES  
 TOTAL = 46 SPACES



# Key Details

## Rateable Value

To be assessed upon build completion.

## Rent

Upon Application.

## VAT

All prices and figures quoted are exclusive of VAT.  
VAT will be payable on the rents.

## EPC

To be provided upon completion.

## Legal Costs

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

## Local Authority

Wyre Forest District Council  
Finepoint Way, Wyre Forest House  
Kidderminster, DY11 7WF

 01562 732 928

 [WYRE FOREST DISTRICT COUNCIL WEBSITE](#)

## Services

(not tested)

The units will benefit from mains water, electricity (including three phase) and drainage. Each of the 14 units will be fitted with a system which will comprise of six off JA Solar 550Wp panels, a Solis 1Ph 3.0kW Single MPPT inverter. The system will power the tenant's units, before exporting to grid. Further details are available from the letting agents upon request.

## Planning

Prospective tenants should make their own enquiries to the planning authority.

Silverwoods Trade Park will at completion provide a variety of trade counter/commercial/business units suitable for a variety of uses falling within Use Class B of the Town and Country Use Classes Order 1987.


IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.




# Halls

Viewing is strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing please contact:


James Evans

 07792 222 028


 james.evans@hallsgb.com


Simon Cullup-Smith

 07999 595 885

 simon.cullupsmith@hallsgb.com

Commercial Department

 01743 450 700

 commercialmarketing@hallsgb.com

