

TO LET

UNIT 230 IKON TRADING ESTATE
DROITWICH ROAD, HARTLEBURY, DY10 4EU



INDUSTRIAL / WAREHOUSE UNIT

3,933 sq ft (354.40 sq m) (Approx. Total Gross Internal Area)

- Estate recently acquired and undergoing improvement works
- Last remaining unit
- 3 phase power supply
- Car parking and loading areas

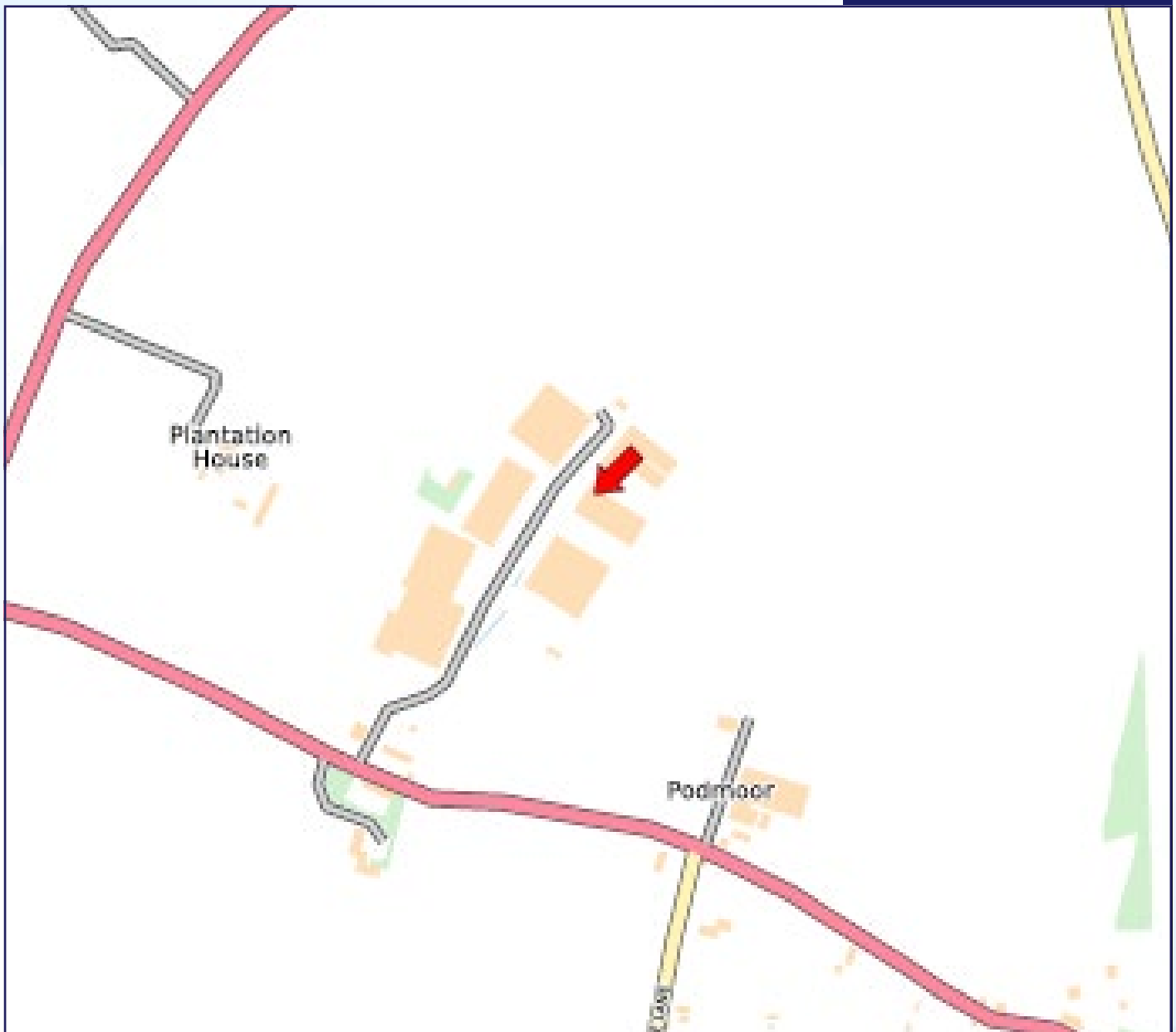
LOCATION

The premises are situated on Ikon Trading Estate, which is accessed directly via the A442 Droitwich Road. The A442 links directly with the A38 Bromsgrove Road, which in turn provides access to Junction 5 of the M5 motorway, approximately 8 miles distant. Kidderminster town centre is approximately 4 miles north, via the A449 Worcester Road.

DESCRIPTION

The property comprises an end-terrace industrial/warehouse unit of steel portal frame construction with brick and metal clad elevations and a concrete floor. Internally, the unit benefits from a small office / reception area with W.C facilities to the front and has recently been refurbished. Externally, a loading area and car parking is provided.

POSTCODE: DY10 4EU



ACCOMMODATION

Total Approx. Gross Internal Area	SQ M	SQ FT
Unit 230	365.40	3,933

BUSINESS RATES

	Rateable Value (2023)
Unit 230	£23,250

EPC

	EPC
Unit 230	D (78)

TENURE

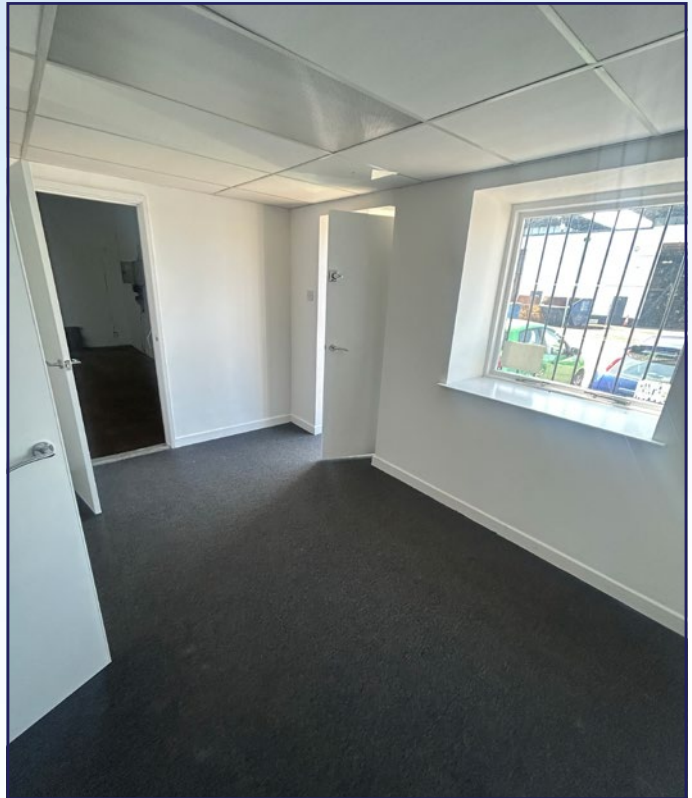
The property is available by way of new full repairing and insuring leases for a term of years to be agreed.

RENTAL

Unit 230 – £29,500 per annum (exclusive).

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.



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.

LEGAL COSTS

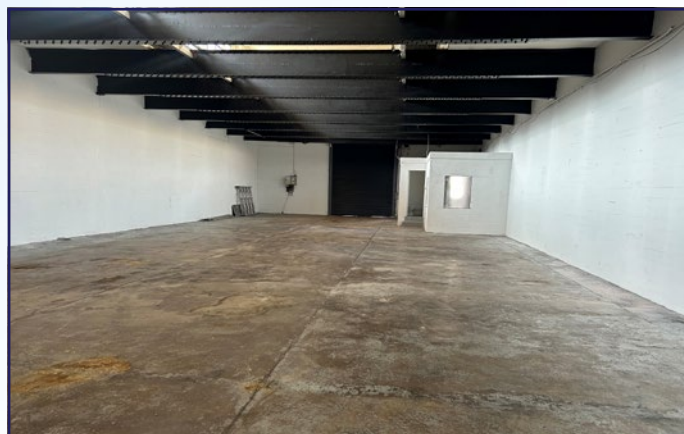
Each party to bear their own legal costs incurred in a transaction.

VAT

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

MONEY LAUNDERING

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



VIEWING Strictly via the joint agents

HARRIS LAMB

Sara Garratt

sara.garratt@harrislamb.com
07876 898 280

MICHAEL JOHNSON & CO.

01384 395323

harrislamb
PROPERTY CONSULTANCY

0121 455 9455
01905 22666

www.harrislamb.com

SUBJECT TO CONTRACT Ref: G008101 Date: 08/25

✉ info@harrislamb.com

Harris Lamb Limited Conditions under which particulars are issued.

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(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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