

UNIT 2C & 2D



Unit 2C & 2D: Silverwoods Trade Park

Kidderminster | Worcestershire | DY11 7GB



Units 2C & 2D: Silverwoods Trade Park

Key Details:


- Units 2C & 2D form part of a prominently located new build development of Trade Counter/Commercial units.
- Located adjacent to Costa and opposite Aldi In a sought-after area of Kidderminster with significant, busy roadside frontage and passing traffic.
- Units 2C & 2D are available to let and ready for occupation from Spring 2026.
- **Units 2C & 2D** comprise of neighbouring mid terraced commercial units providing a total gross internal floor area of approximately **2802 sq ft (260.3 sq m)** and are completed to shell specification ready for tenant fit out.

The units are comprised of a steel portal frame construction, clad in profile sheeting with elements of glazing under a profile sheet roof cover. Units feature translucent roof lights and benefit from designated car parking and access for servicing via roller shutter doors.

Location:

Silverwoods Trade Park benefits from significant road frontage onto Silverwoods Way and has a shared access from the roundabout via an access road also serving the Costa Coffee drive-thru. The park is prominently located approximately 1.5 miles south of Kidderminster town centre, opposite an Aldi supermarket and adjacent to Costa Coffee, with Starbucks, KFC and Halfords nearby.

Silverwoods Way connects to Stourport Road (A451) immediately to the east and the A442 to the west, providing easy access to Stourbridge, Worcester and Stourport-on-Severn and forms a key link within Kidderminster's road network.

 what3words - ///dance.noting.chew



Key Details

Rateable Value

To be assessed.

Rent

Unit 2C & 2D = £33,624 per annum (exclusive) to be paid quarterly in advance as a standard order.

VAT

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

EPC

Current Rating = A (6)

Legal Costs

Both parties bear their own legal costs. The incoming tenant is responsible for giving an undertaking to cover the landlords legal costs incurred in respect of the granting of the lease, if they withdraw once solicitors are instructed.

Services

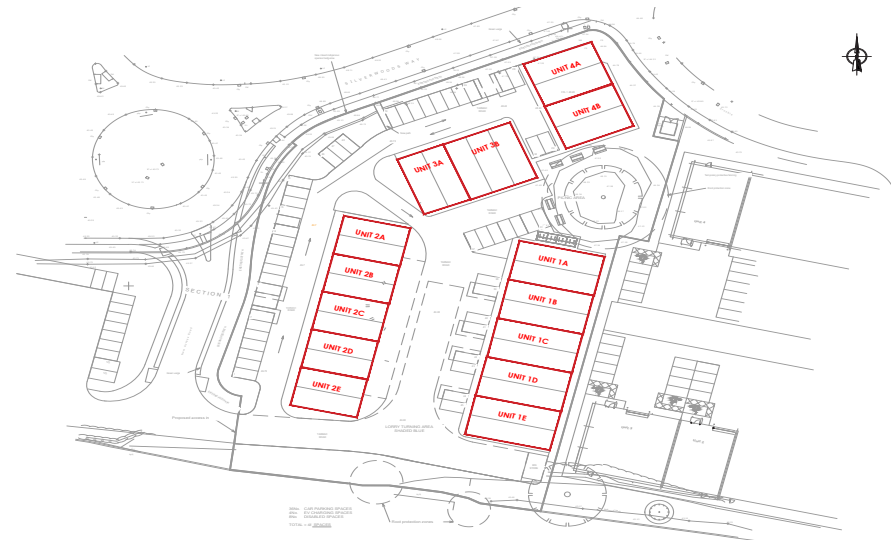
(not tested) The unit benefits from mains water, electricity (including three phase) and drainage. The unit will be fitted with a system which will comprise of six off JA Solar 550Wp panels, a Solis 1Ph 3.0kW Single MPPT inverter. The system will power the unit, before exporting to grid. Further details 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 E (g) (iii) of the Town and Country Use Classes Order 1987. The inclusion of Class B8 (storage and distribution) use is currently the subject of a planning application in respect of all units on the site. The appointed planning consultant anticipates no grounds on which the application should be refused.

Tenure

The units offered to let on a net tenants Full Repairing and Insuring lease subject to service charge providing for a letting of them by negotiation with rent reviews at three yearly intervals.



Silverwoods Trade Park, Silverwoods Way, Kidderminster, DY11 7GB

Local Authority

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



01562 732 928



www.wyreforestdc.gov.uk

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Halls

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

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Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

