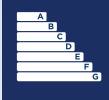




RENT
£121,000
(per annum exclusive)



RATEABLE VALUE
£74,000



EPC RATING
To Follow



Block I, J, K1, L & N, Severnside Business Park
Stourport on Severn, DY13 9HT

Leasehold | Industrial | 30,238 Sq Ft (2,809.18 Sq M)



TO LET



Location

The Severnside Business Park is located at the end of Severn Road close to the Town Centre and to Stourport Basin overlooking both the River Stour and River Severn. The bridge over the River Stour provides excellent access directly off the Worcester Road (A4025).

Stourport is located approximately 4.4 miles south of Kidderminster and 11.7 miles north of Worcester.



Description

The property is made up of a number of units (I, J, K1, L, N) of varying ages. There is a combination of predominately industrial space but also office accommodation and staff amenities.

Offices – The ground floor reception area comprised tiled flooring, suspended tile ceiling and Cat II lighting. WC facilities are located on the ground floor. The first-floor offices are fitted out with carpeted flooring wood panel clad ceiling and fluorescent strip lighting.

Block I - Block I is formed two units that have been opened up internally to form a 2 bay unit. They have also been opened up to the rear providing access to Unit L. Block H is of steel portal frame construction, pitched roof and concrete floor. Both bays have roller shutter doors into the shared yard area to the front.

Block J - Unit J is located to the front with roller shutter access to the yard area. The unit is formed of a pitched roof with translucent roof panels and concrete flooring.

Unit K1 – Located behind the offices, unit K1 comprises a mix of carpeted and tiled flooring and LED strip lighting. The unit does not benefit from direct external access and is only accessed via the offices to the front or Unit J.

Block L – Block L is accessed via Unit I and J and is of steel portal frame construction. The unit comprises concrete floor, translucent roof lights and cladded elevations.

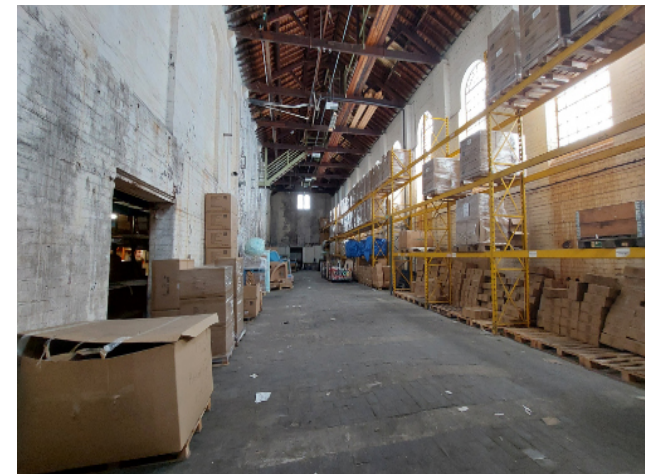
Block N – Block N is formed of an industrial unit of brick construction with wooden truss roof. The unit is divided length ways.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Block	Sq Ft	Sq M
Block I	2,597	241.27
Block J	3,317	308.16
Block K1	689	64
Block L	10,591	983.93
Block N	13,044	1,211.82
Total	30,238	2,809.18





Further information

Tenure

The units are available on a new effective fully repairing and insuring lease on terms to be agreed.

Guide Rent

£121,000 per annum exclusive.

Car Parking

Onsite car parking may be available, please speak to the agent for further information.

Business Rates

Rateable Value: £ 74,000.

Services

We understand that mains services are available to the property, namely mains water, electricity and drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Insurance

The landlord will take out annual building's insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant and apportioned based on floor area.

Legal Costs

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

Service Charge

There is an annual service charge payable by the tenants, proportionate to the floor area occupied, to cover the repair and maintenance of the common parts. Further information is available from the agent

EPC

Energy Performance Ratings to follow.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

VAT

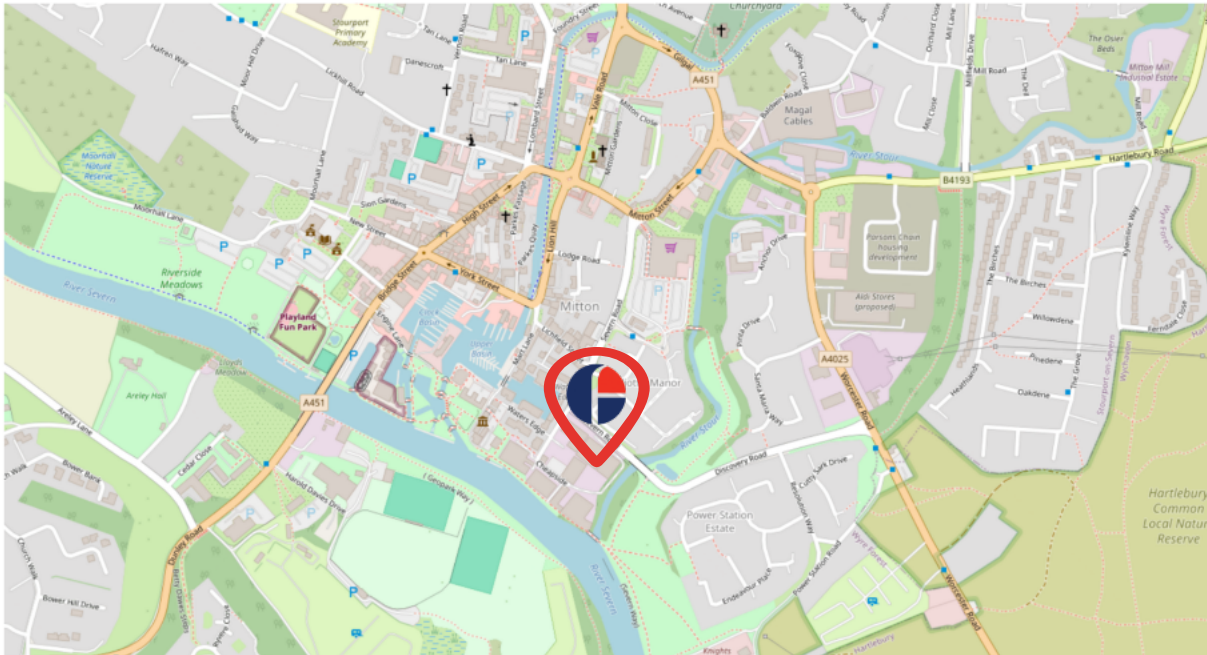
The property is VAT elected.

Viewings

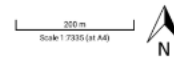
Strictly by prior arrangement with the sole agents.



Block I, J, K1, L & N, Severnside Business Park, Stourport on Severn



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	Approximate Travel Distances
	Locations <ul style="list-style-type: none"> Worcester - 11.8 miles Kidderminster - 4.5 miles Stourport - 0.5 miles
	Nearest Station <ul style="list-style-type: none"> Kidderminster - 4.6 miles
	Nearest Airport <ul style="list-style-type: none"> Birmingham International - 36 miles

→ Viewings

		Lauren Allcoat
		01905 728 449
		07738 981 480
		lauren.allcoat@fishergerman.co.uk

		Sarah Cook
		01905 459 435
		07816 264 612
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Particulars dated July 2024. Photographs dated May 2024.