



## Ground Floor Offices, Baldwin Road, Stourport On Severn, Worcestershire, DY13 9AX

TO RENT £4,800.00 per Annum / £400.00 per calendar month

Approx. Area 651.74 Sqft / 60 Sqmt

A newly refurbished ground floor commercial office, located on a small industrial estate in Stourport. The property benefits from double glazing, use of a shared kitchen area and toilet facilities - located on the first floor within the building and an allocated parking space in the communal carpark.

EPC = D

- Ground Floor Office
- Communal entrance hall
- One Allocated parking space and further unallocated visitors' spaces
- Double Glazing
- Shared use of toilet facilities and kitchen with one other business
- EPC = D

**£4,800 per Annum / £400 per calendar month**

## Communal Entrance Hall

## Ground Floor Office

18'7" x 31'1" + 7'6" x 10' (5.661 x 9.469 Plus 2.286 x 3.038)

Ground Floor office located in a shared unit  
x4 double glazed windows, fuse board

## First Floor Kitchenette Area

Upvc window, sink, kitchen units

## First Floor Toilet

With wash hand basin.

## Outside area

There is a communal carpark which has one allocated parking space next to the building and further unallocated visitors' spaces.

## Fixtures & Fittings

Any fixtures and fittings not mentioned in these particulars are excluded from the lease.

## Rent

RENT: £4,800 per annum / £400 per calendar month

## Business Rates

Interested parties are advised to contact Wyre Forest District Council to establish the rates payable.

For information on business rates relief go to [www.gov.uk](http://www.gov.uk) or [www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk)

## Energy Performance Certificate

EPC = D

## Referencing / Deposit

A successful tenant will need satisfactory references

Referencing and Admin Fees payable when offered the property and are non refundable

The landlord will also require a deposit (equivalent to one month's rent) payable before completion.

## Lease

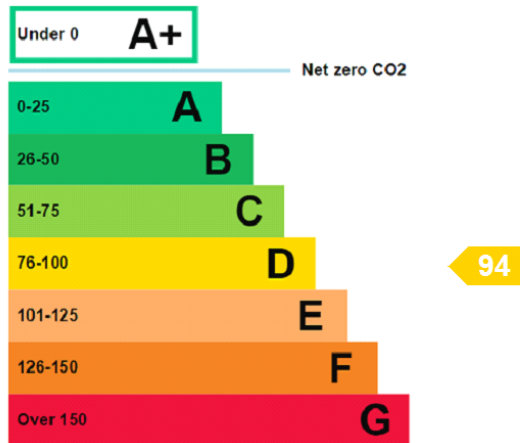
Internal repairing and insuring lease. Term of lease negotiable.

## Services

Mains water, electricity and drainage are connected. Landlord invoices the tenant for electric. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate

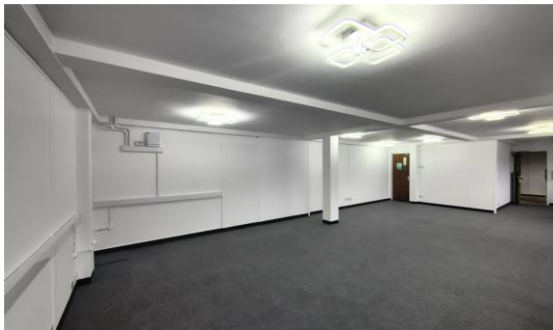
## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.