



Harvington Manor, Worcester Road, Harvington, DY10 4LX

**G HERBERT
BANKS**

EST. 1898

Harvington Manor, Worcester Road, DY10 4LX

Business unit to let

- Storage and distribution unit
- 9773ft² (908.28m²)
- Enclosed Private compound 0.7 acres
- Excellent access to A450 & A448
- Maybe available for immediate occupation

Kidderminster 3 * Stourbridge 6 * Worcester 13
* Birmingham 17.3 * M5 7.2 M42 10
Approximate Distance in Miles

Situation

Harvington Manor occupies a prominent position fronting Worcester Road (A450) within the Village of Harvington, approximately 3 miles south-west of Kidderminster and 15 miles north of Worcester.

The property benefits from excellent road connectivity, providing direct access to Kidderminster Town Centre, the wider Worcestershire region and the National Motorway Network via Junctions 4 and 5 of the M5 and Junction 1 of the M42.

The location offers a balance of rural surroundings and commercial accessibility, with nearby centres including: Kidderminster, Bromsgrove, Stourbridge and Worcester providing a substantial labour pool, business services and amenities. Birmingham City Centre is approximately 17 miles away.

Description

The property, previously used as a garden nursery, provides a versatile arrangement of office, warehouse and ancillary accommodation arranged over ground and first floor levels.

The ground floor comprises a reception area providing the principal point of access, together with a yard facing office.

These connect to the warehousing, offering storage or operational space suitable for storage and distribution. There is also a parts store with an office space above, in the rear warehouse. Ancillary accommodation includes: a staff kitchen area and two separate WC facilities serving the ground floor.

The first floor provides further office accommodation comprising, three well proportioned offices. The first floor also benefits from a kitchen facility and WC, providing convenient staff welfare amenities.

Externally, the property has a secure yard area, incorporating extensive block-paved hardstanding, together with additional concrete surfaced areas, adjacent to the warehouse areas.

Accommodation

9773ft² (908.28m²) Gross Internal Floor Area

Enclosed Yard Space 0.70 Acres (2833 m²)

Tenure

The unit is available to let for a minimum term of 3 years on full repairing and insuring terms.

The letting will be excluded from the security provisions of the Landlord and Tenant Act 1954

Guide Rental

The unit is available to rent at £85,000 per annum.

VAT

We are informed by the Landlord that the premises are not subject to VAT.

Directions - What3words: flux.scary.reckoned

Energy Performance

The premises have been assessed by an energy performance surveyor and we shall provide the EPC on receipt.

Rating Assessment

We have investigated the Valuation Office Website and can not identify the premises. Further investigations will have to be made.

References

The successful applicant will need to provide satisfactory reference and/or accounts as appropriate.

Money Laundering

The successful purchaser will be required to submit information to comply with money laundering regulations.

Services

We understand the property to have three phase electricity, water, gas and drainage are available to the unit

Local Authority

Wyre Forest District Council
Council Tel: **01562 732928.**

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968. **Contact:**
Nick Jethwa nj@gherbertbanks.co.uk
Archie Tompson at@gherbertbanks.co.uk

Directions

What3Words: ///flux.scary.reckoned



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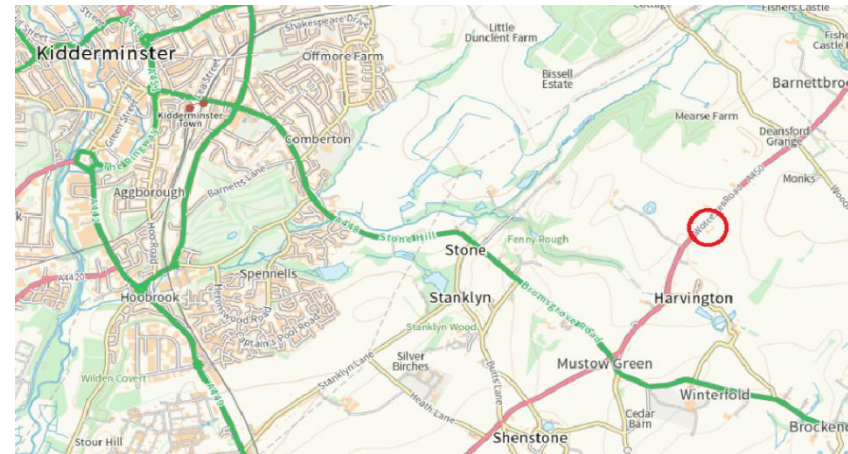
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Great Witley, Worcestershire WR6 6JB



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