



Plots 10 & 11 (Units 6 & 7) Oldington Trading Estate,
Kidderminster DY11 7QP

**G HERBERT
BANKS**

EST. 1898

Plots 10 & 11 (Units 6 & 7) Oldington Trading Estate, Kidderminster DY11 7QP

Versatile industrial premises for sale

- Split into two units with accommodation extending to 13,300ft²
- Corner fronted position with good levels of parking and loading access
- Oldington Trading Estate is located just off A451 Stourport Road
- Available with vacant possession

Kidderminster 2 * Droitwich M5 13 * Worcester 13 ½
* Birmingham 20
Approximate Distance in Miles

Situation

The premises are located in Oldington Trading Estate, which lies adjacent to the A451 Stourport Road. This employment corridor has been transformed over the last 10 years with extensive developments to include IGS (Vision Labs), Ambulance & Fire Station hub, Greggs, 24/7 Gymnasium, Aldi and Costa. Road communications have been improved with the A4420 Silverwoods Way Bypass, which connects to the A449 Worcester Road. This position lies approx. 2 miles south of Kidderminster Town Centre and 2 miles north of Stourport on Severn. Access to the National Motorway network is via the M5 and M42. Kidderminster also has excellent network to the National A road system.

Description

The premises comprise of two principle buildings on a site of approx. 0.53 acres. Unit 6 is a low rise light industrial unit with parking to front and side and roller shutter loading bay. There are brick built offices to front, with the rear open plan warehouse having good natural light, with upvc double glazed windows. Unit 7 is a portal frame industrial building with 7.5 metres to eaves and good levels of natural light. There are 23 parking spaces. A travelling 2 tonne crane will remain, if required.

Accommodation

	Area Ft ²	Area M ²
Unit 6	6,840	635.69
Unit 7	6,460	600.37
Total	13,300	1,236.06

Agents Note

Please note that the gas fired radiant bar heaters will be removed by the Seller, prior to completion. Vacant possession shall be available after June 2024.

GENERAL INFORMATION

Tenure

The properties are for sale with vacant possession being available on completion. The properties are held on a long leasehold basis with a term of 95 years unexpired, extending to the 30th September 2118. There is a ground rent of £12,000 per annum, payable in half yearly instalments.

Guide Price

Offers based on £860,000

VAT

We are informed by the Vendor that the premises is subject to VAT.

Energy Performance

EPC rating – to be confirmed prior to completion of a sale.

Rating Assessment

The rateable valuable from 1st April 2023 is £54,000

Services

The properties are connected to Mains water, gas and electricity (three phase).

Local Authority

Wyre Forest District Council

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.

Money Laundering

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

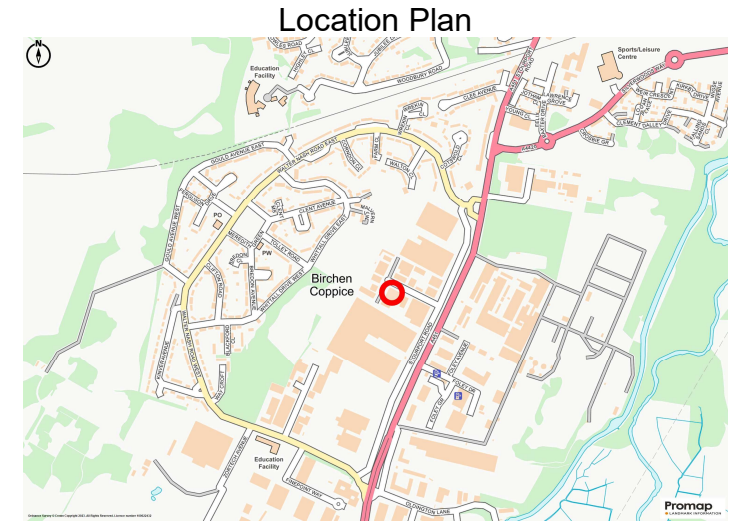
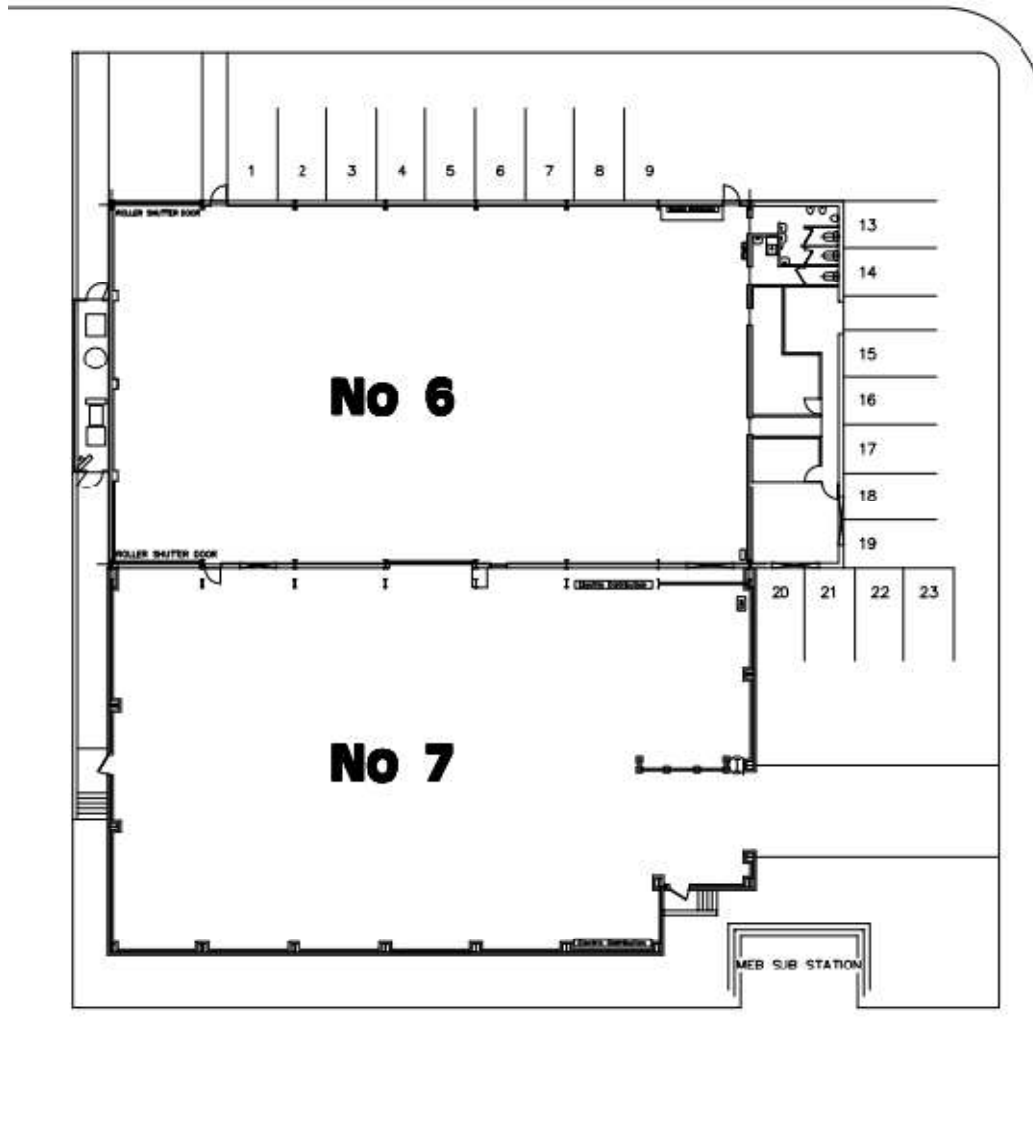
Viewing

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

Directions


From Kidderminster on A451 to Stourport turn right into the slip road (signposted Stourport Road) after the Loom & Shuttle Public House. Oldington Trading Estate is on your right hand side. Take the turning on right hand side between Denmans and Beakbane and the property will be found on your left hand side at the top of the road.





HM Land Registry
Current title plan

Title number **WR149427**
Ordnance Survey map reference **SO8174SE**
Scale **1:1250**
Administrative area **Worcestershire : Wyre Forest**




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01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

