



hexagonTM
commercial property



- SECURE YARD AREA OF 0.27 ACRES
- HIGH BAY WAREHOUSE
- LOCATION ON ESTABLISHED BUSINESS PARK

INDUSTRIAL

4,707 SqFt (437 SqM)

£32,000 per annum exclusive

Unit 76 Barracks Road, Stourport-On-Severn, DY13
9QB

TO LET



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Description

Unit 76 Barracks Road comprises a detached industrial/warehouse unit in an established commercial location in Stourport-on-Severn, offering a versatile layout suitable for a range of industrial, storage or distribution uses. The warehouse extends to approximately 4,707 sq ft and is of steel portal frame construction with brick and clad elevations beneath a pitched roof with roof lights, providing good natural light. The unit benefits from a large roller shutter loading door, concrete floor and clear open-span accommodation, together with a mezzanine of approximately 721 sq ft providing additional storage. Ancillary ground and first floor offices total approximately 833 sq ft, offering well-configured administrative and staff space.

Externally, the property benefits from a secure yard extending to approximately 0.27 acres, providing ample space for loading, circulation and open storage. The site is enclosed and well suited to occupiers requiring a combination of warehouse accommodati

Location

Sandy Lane Industrial Estate is an established business location to the south of Stourport-on-Severn, with access directly off the A4205 Worcester Road, which connects to the A449, leading to the M5 motorway. The position is approximately 1.7 miles from Stourport-on-Severn, 10 miles from Droitwich and 11 miles from junction 6 of the M5 of Worcester. Connectivity to the motorway system is via the M42 and M5 motorways. There are a variety of occupiers on the industrial estate, with both national and local businesses represented.

Accommodation

Warehouse - 4,707 Sq Ft

Mezzanine - 721 Sq Ft

Ground Floor Offices - 327 Sq Ft

First Floor Offices - 506 Sq Ft

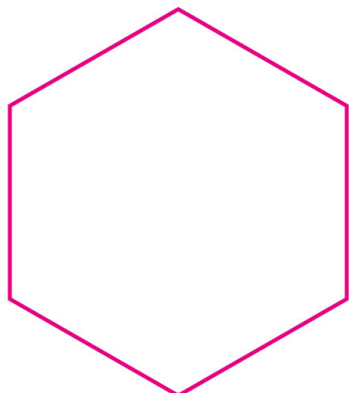
Total - 6,340 Sq Ft

Rates

TBC

Terms

The premises are to be let by way of new lease on terms to be agreed.



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