hexagon™
commercial property

RICS



- GENEROUS EAVES HEIGHT
- ROLLER SHUTTER ACCESS
- WELL ESTABLISHED INDUSTRIAL ESTATE

INDUSTRIAL

23,411 SqFt (2,175 SqM)

£70,000 per annum exclusive*

Unit 75 Barracks Road, Stourport-On-Severn, DY13 9QG

TO LET

hexagon™
commercial property









Description

The property comprises a substantial industrial/warehouse premises extending to approximately 23,411 sq ft, of steel portal frame construction with part brick and part clad elevations beneath a pitched roof incorporating translucent roof lights. The warehouse accommodation extends to 22,407 sq ft and benefits from a generous eaves height, concrete flooring, overhead travelling cranes and roller shutter access from either side of the property, facilitating loading and unloading. To the front of the property is a two-storey office block, providing 435 sq ft of ground floor accommodation and 569 sq ft at first floor level. The property is currently in the process of being cleared and would lend itself to a variety of manufacturing, engineering, storage and distribution uses, subject to any necessary consents.

Location

The property is situated on Barracks Road within the established Sandy Lane Industrial Estate, approximately 1.7 miles south-east of Stourport-on-Severn town centre. The estate benefits from good road connectivity to the A449, providing access to Kidderminster, Worcester and the wider motorway network, with Junction 6 of the M5 motorway approximately 11 miles distant. The surrounding area is predominantly industrial in nature and is home to a range of local and national businesses, including manufacturing, engineering and distribution operators.

Accommodation

Middle Bay - 9,995 Sq Ft

Left Bay - 6,785 Sq Ft

Right Bay - 5,627 Sq Ft

Offices: Ground Floor - 435 Sq Ft First Floor - 569 Sq Ft

Total - 23,411 Sq Ft

Rates

Prospective tenants are to make their own enquiries with the relevant local authority.

Terms

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

Application Fee: £100 plus VAT

RICS



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