



TO LET

WAREHOUSE / DISTRIBUTION UNITS

**UNIT 4B, CURSLEY DISTRIBUTION PARK,
CURSLOW LANE, SHENSTONE, KIDDERMINSTER,
WORCESTERSHIRE,
DY10 4DX**



4,000 sqft

(372 sqm) approx

FLEXIBLE LEASE TERMS

ACCESSIBLE TO THE NATIONAL MOTORWAY NETWORK VIA M5/M42





LOCATION

The property is situated on Curslow Lane between Shenstone and Hartlebury close to its junction with the A443 approximately 4 miles south east of Kidderminster, 13 miles north of Worcester and 18 miles south west of Birmingham.

Access to the national motorway network can be gained at Junction 5 of the M5 via the A442 and the A38 or junction 6 via the A442 and A449.

DESCRIPTION

Cursley Distribution Park comprises a warehouse complex of 245,000 sq ft on 24 acres and consists of 4 main detached warehouse buildings and a range of ancillary stores and offices.

Unit 4B:

A single storey detached building of concrete construction under a flat lantern roof incorporating natural lighting. Access to the building is via a sliding door.

TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed. Flexible terms may be considered.

RENT

On application from the Agents

BUSINESS RATES

Rateable Value (2023): £10,750

ACCOMMODATION

AREA	SQM	SQFT
Unit 4B	372	4,000

EPC

Rating: D (100)



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas and security. Further details are available from the agents.

PLANNING

We understand the property has planning for warehousing and distribution use but interested parties should make their own enquiries with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

ANTI-MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via the joint agents:

HARRIS LAMB

Contact: Neil Slade / Sara Garratt
Email: neil.slade@harrislamb.com / sara.garratt@harrislamb.com

Tel: 0121 455 9455
Mob: 07766 470 384 / 07876898280

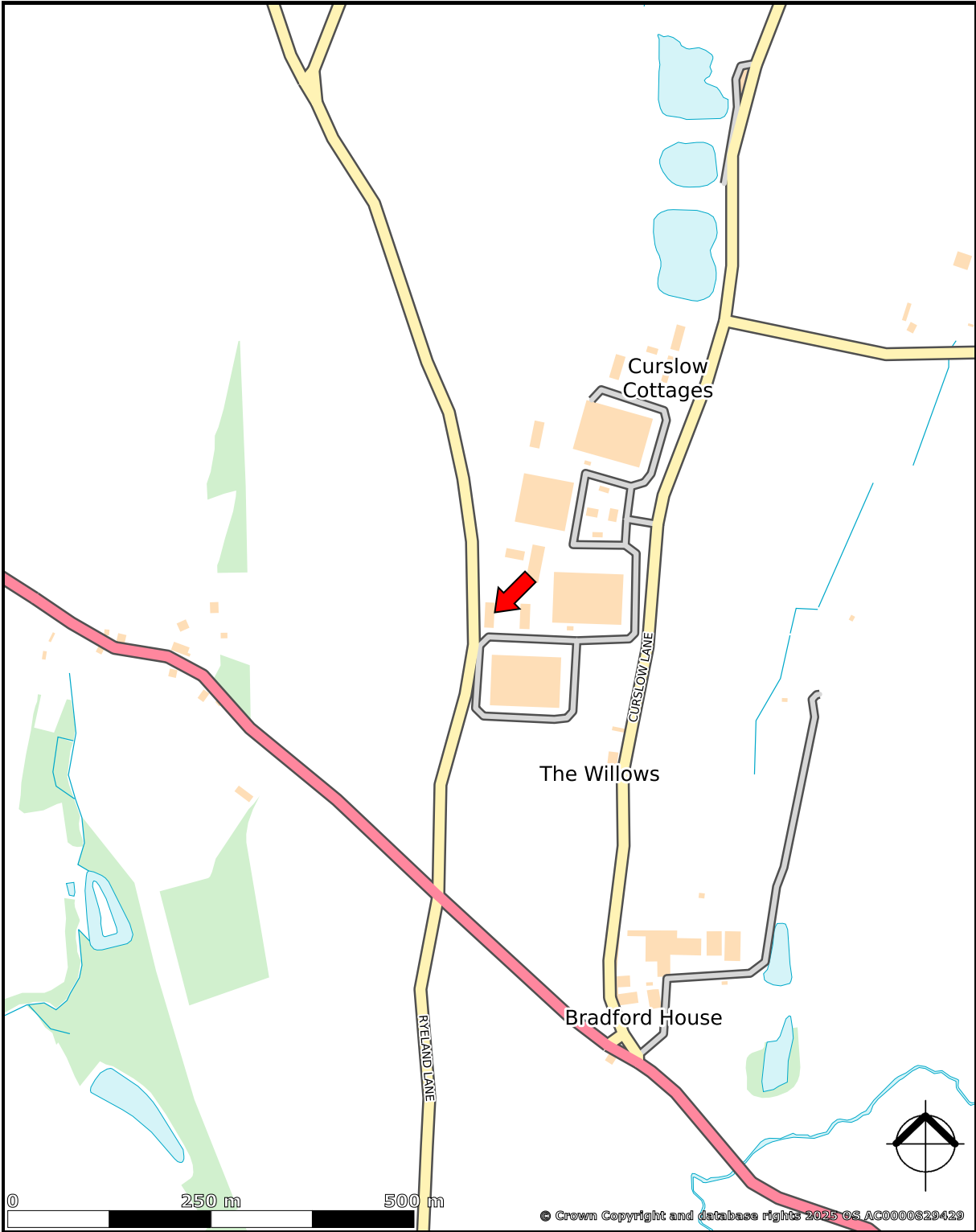
Or

JLL

Mob: 0121 643 6440
Date: July 2025

SUBJECT TO CONTRACT

Unit 4b, Cursley Distribution Park, Curslow Lane, Shenstone, Kidderminster, DY10 4DX



created on edoza

Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract