



TO LET

WAREHOUSE / INDUSTRIAL UNIT WITH YARD

Unit 8 Gemini Business Park, Stourport Road, Kidderminster, DY11 7QL



11,086 sqft

(1,030 sqm) Approx. Gross Internal Area

ESTABLISHED COMMERCIAL LOCATION

0.5 ACRE SECURE YARD

2.4 MILES FROM KIDDERMINSTER TOWN CENTRE

AMPLE ON SITE PARKING

NEW LEASE AVAILABLE



LOCATION

Unit 8 is situated on Gemini Business Park, an established commercial location fronting Stourport Road (A451), one of Kidderminster's principal arterial routes. The estate occupies a prominent position approximately 2.4 miles north of Kidderminster town centre and provides excellent access to the wider West Midlands motorway network, with Junctions 4 and 5 of the M5 motorway accessible via the A449 and A456.

The surrounding area comprises a mix of trade counter, industrial, warehouse and commercial occupiers, benefiting from strong levels of passing traffic and excellent connectivity. Nearby occupiers include a range of national and regional businesses, together with retail and leisure facilities serving Kidderminster and the surrounding Wyre Forest district.

Kidderminster is a well-established commercial centre located approximately 16 miles south-west of Birmingham, 14 miles north of Worcester and 12 miles west of the M5 motorway, making it an attractive location for businesses seeking access to the Midlands market and beyond.

Gemini Business Park offers convenient access to public transport links, with Kidderminster railway station situated within close proximity, providing regular services to Birmingham, Worcester and the wider national rail network.

Neighbouring occupiers include Oh Sew Crafty, SMT and Purple Granite. The location offers an attractive environment for businesses seeking readily accessible industrial and warehouse accommodation close to Kidderminster Town Centre and major transport routes.

DESCRIPTION

Unit 8 comprises an open plan industrial/warehouse facility extending to approximately 11,086 sq ft (1,030 sq m). The property benefits from a secure 0.5-acre fenced and gated concrete yard, providing excellent loading, circulation and external storage facilities.

The accommodation is of steel portal frame construction with profile clad elevations and roof incorporating translucent roof lights. Unit 8 provides an eaves height of approximately 8.64m. The unit is suitable for a range of manufacturing, warehousing and distribution uses. Alternative uses may also be considered, subject to planning.

The warehouse area benefits from a roller shutter door, concrete floor, and high-bay lighting.

Parking is available to the front of the unit.

ACCOMMODATION

	SQ FT	SQ M
Unit 8	11,086	1,030

AVAILABILITY

The subject property is available on a full repairing and insuring lease on terms to be agreed.

QUOTING RENT

£110,000 per annum, exclusive





SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of the estate. Further information is available upon request from agents.

EPC:

EPC Rating C

BUSINESS RATES

Rateable Value (2026): The rateable value is currently assessed with Unit 7 combined and so would need to be reassessed upon occupation.
2026/2027 Rates Payable 48p in the £

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

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

ANTI MONEY LAUNDERING

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

LEGAL COSTS

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

VIEWING

Strictly by way of the sole letting agents:

Harris Lamb

Contact: Lauren Allcoat-Hatton
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Date: September 2026

SUBJECT TO CONTRACT





