

To Let

GJS | Dillon

The Commercial Property Consultants



Gemini House, Stourport Road, Kidderminster DY11 7QL

Modern, Ground Floor Office Suites

- Exclusive office space from 852 sq ft to 5,648 sq ft NIA
- Set within Gemini House, a prominent office building
- Fronting the A451; Kidderminster to Stourport Road
- Generous on-site car parking
- Direct access off a stunning communal entrance
- Provides a mix of open plan offices with adjoining meeting rooms
- Integrated data & telecom cabling

Viewing and further information: call us on **01905 28684**
www.GJSDillon.co.uk

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Location

Gemini House is situated between Kidderminster (1 ½ miles north east) and Stourport (approx. 2 miles south west) town centres, benefiting from main road access to both via the A451 Stourport Road.

Stourport Road has become the trading location within Kidderminster with a number of local & national office, industrial & warehouse occupiers. Gemini House benefits from a highly prominent position fronting Stourport Road. The area is a key employment zone that has been regenerated & provides facilities for occupiers such as Specsavers, OGL Computers, Wyre Forest District Council, Greggs and Starbucks. Also having two gymnasiums within five minutes' walk.

Description

Gemini House comprises a refurbished two storey detached office building with a large car parking area to the front & communal entrance to the rear. Building benefits from a video door entry system.

The property is multi let being occupied by a range of international, regional and local occupiers. It benefits from a daily postal collection, disabled access & WCs on the ground floor and tenant signage to the car park, entrance & corridors.

Suite 2	1,563 sq ft	145.17 sq m
Suite 3	1,119 sq ft	103.92 sq m
Suite 4	852 sq ft	79.18 sq m
Suite 6	1,484 sq ft	137.83 sq m
Total	5,648 sq ft	524.71 sq m



Guide Rental £12.50 per sq ft exclusive

Service Charge

Service Charge covers a contribution towards annual buildings insurance, maintenance, heating & cleaning of common areas; proportionate to the floor area occupied.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

The suites are to be reassessed for rating purposes once occupied.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of D.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
call 01905 676169

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Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

