

FOR SALE/TO LET

Freehold / Leasehold

Light industrial/warehouse unit

1,147 sq ft (106.6 sq m)

Units B4 Ratio Park, Finepoint Way
Kidderminster, DY11 7FB



UNIT B4 RATIO PARK, KIDDERMINSTER



**Unit B4 Ratio Park, Kidderminster,
DY11 7FB**



Light industrial/warehouse unit

- 1,147 sq ft (106.6 sq m)
- Established business park
- Well managed estate
- Three phase electricity
- Dedicated parking
- Mezzanine floor
- Eaves height of 4.1m to underside of haunch at front



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Joint Sole Agents: Harris Lamb



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Light industrial/warehouse unit

Location

Ratio Park is situated adjacent to Fine Point Business Park, a highly successful modern industrial estate/ business park comprising a mix of commercial and office buildings, with surrounding occupiers including Wyre Forest District Council, Movianto and Specsavers.

The A451 provides direct access to Kidderminster Town Centre approximately 2.5 miles distant.

Kidderminster is approximately 18 miles from Birmingham and 15 miles north of Worcester with good access to Junctions 3-5 of the M5 Motorway and, in turn, the National Motorway Network via the M42, M6 and M40.

Description

The property comprises a self contained, steel portal framed unit with mono-pitch roof, block walls with external 'Kingspan' panelling.

Internally the unit is of open plan configuration with mezzanine floor to the rear, overhead access door, glazed pedestrian entrance and an eaves height of 4.1m to the underside of the haunch at the front.

Externally there are 2 dedicated parking spaces immediately in front of the unit.

Accommodation

Floor	Sq M	Sq Ft
Ground	78	840
Mezzanine	28.6	308
Total	106.6	1,147

Tenure

The unit is available on either a freehold or leasehold basis.

Guide Price

£143,375 plus VAT

Guide Rent

£11,470 per annum exclusive plus VAT

Business Rates

Rateable Value £4,750*

Rates Payable £2,370.25

2020/2021 Rates Payable 49.9p in the £

* All units fall below the full small business rates relief threshold of £12,000 pa. Businesses who only use one property will therefore receive full rates relief. Other businesses with multiple properties may also receive discounts subject to circumstances.

Services

We understand that mains water, drainage and three phase electricity are available or installed at the property.

Legal Costs

A contribution will be payable towards the landlord's legal costs of £500 plus VAT.

EPC

Energy Performance Rating D-77.

Anti Money Laundering

The successful Tenant/Purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

Service Charge

An estate service charge relating to the maintenance of the common parts will be levied on all units. Please contact the agents for further information.

Insurance

The landlord insures the property and recovers the cost from the tenant

VAT

VAT is chargeable in respect of this transaction

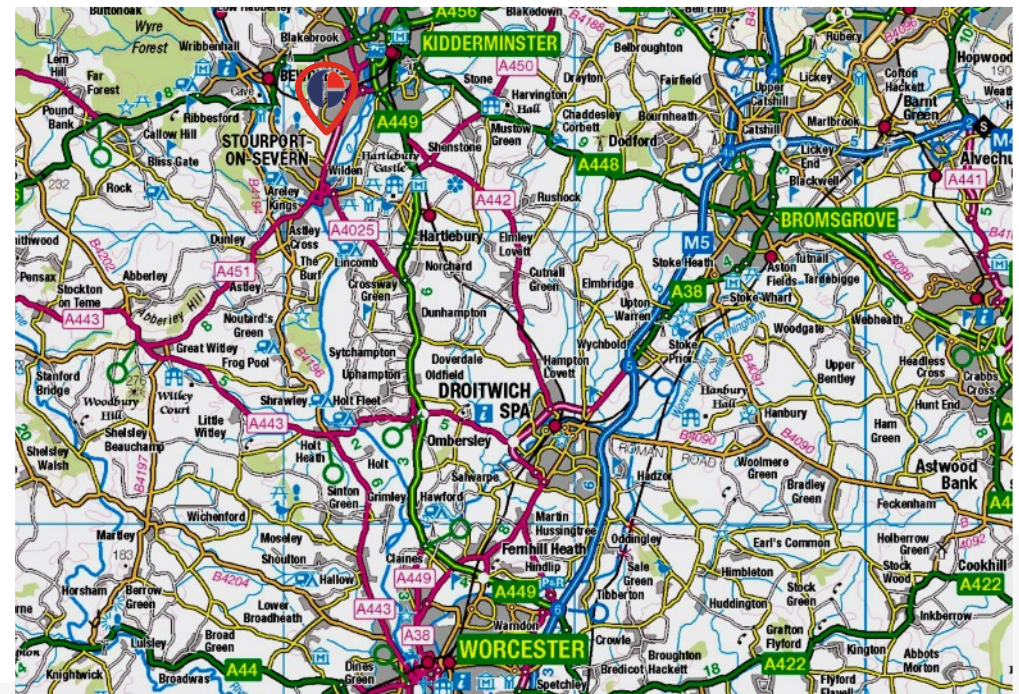
Viewings

By prior arrangement with us or the joint sole agent.

A joint venture between:

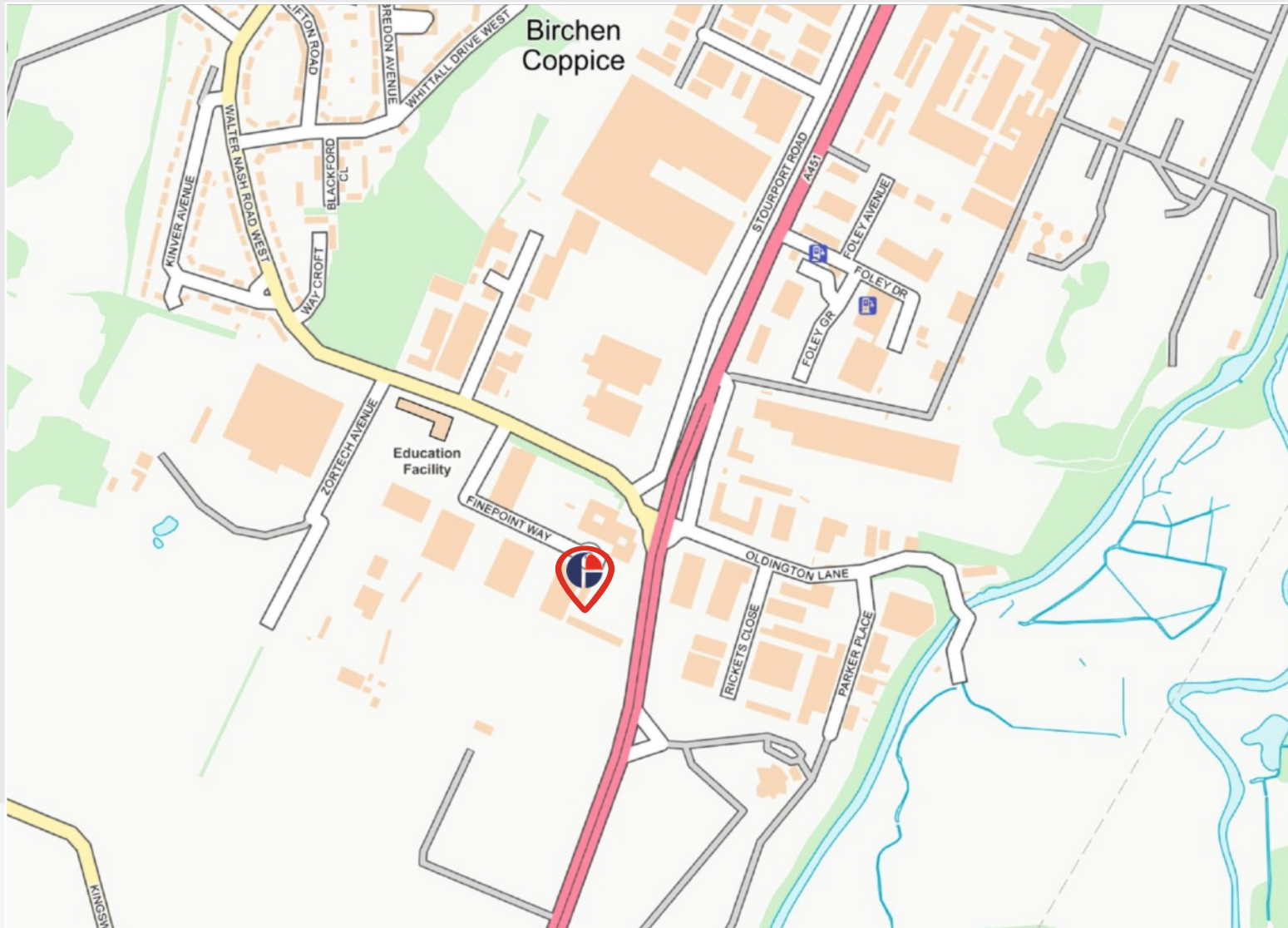


Visit our website for more details:
www.ratiopark-kidderminster.co.uk



Licence Number 100022432 - Not to scale

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Approximate Travel Distances



Locations

- Kidderminster 3.4 miles
- Worcester 13.3 miles
- Birmingham 21.1 miles

Sat Nav Post Code

- DY11 7FB



Nearest station

- Kidderminster 2.9 miles



Nearest Airports

- Birmingham Int 32.5 miles



Please Note

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Particulars dated March 2020.

