

TO LET

WYRE FOREST HOUSE

FINEPOINT WAY, KIDDERMINSTER DY11 7WF



OFFICE PREMISES

Suite GF07 - 714 sq ft (66.33 sq m) (Approx. IPMS 3 – offices)

Suite GF55 - 963 sq ft (89.49 sq m) (Approx. IPMS 3 – offices)

- Modern
- Meeting rooms available for use/hire
- All-inclusive rental
- On-site car parking

LOCATION

The property is located on Finepoint Way which is most easily accessed from the A451 Stourport Road via Walter Nash Road West. The A451 is the main route between Kidderminster and Stourport-on-Severn which are approximately 2 miles North and 2 miles South respectively.

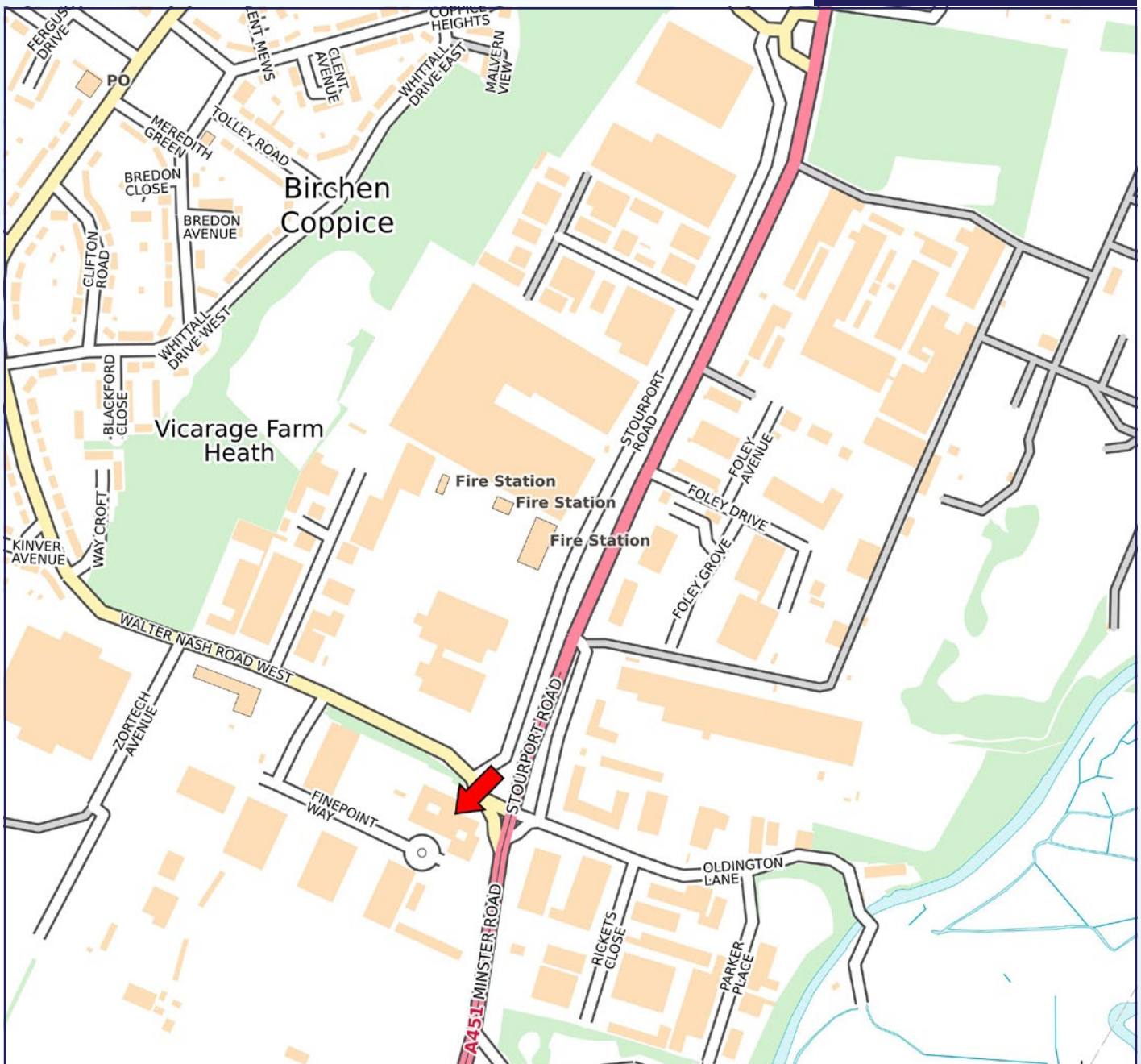
The nearest train and bus station are located in Kidderminster Town Centre.

National Motorway access is provided at Junction 4 and 5 of the M5, both approximately 13 miles distant.

Worcester City Centre is approximately 13 miles South and Birmingham City Centre is approximately 20 miles North East.



POSTCODE: DY11 7WF



DESCRIPTION

The property comprises a modern two-storey office building providing a large serviced reception area leading to a mixture of open plan and cellular offices via a card entry system.

The offices are occupied by Wyre Forest District Council along with a number of independent occupiers.

Both available office suites are located on the ground floor.

GF55 can be accessed via their own entrance door or via the main reception. The offices provide open plan accommodation and have recently been refurbished to provide suspended ceilings with LED lighting, electric panel heating, underfloor heating, carpet tiles, floor boxes and a kitchen.

GF07 is accessed via the main reception and provides an open plan office with a 1 to 1 meeting room. Pendant lighting, heat and cool air conditioning, carpet tiles and floor boxes are also provided.

Office furniture is provided to suit requirements.

Access between floors is provided via a lift and staircase.

Communal breakout areas, W.C, shower and kitchen facilities are also provided.

Additional meeting rooms are available for use/hire.

External courtyard garden areas with seating are provided.

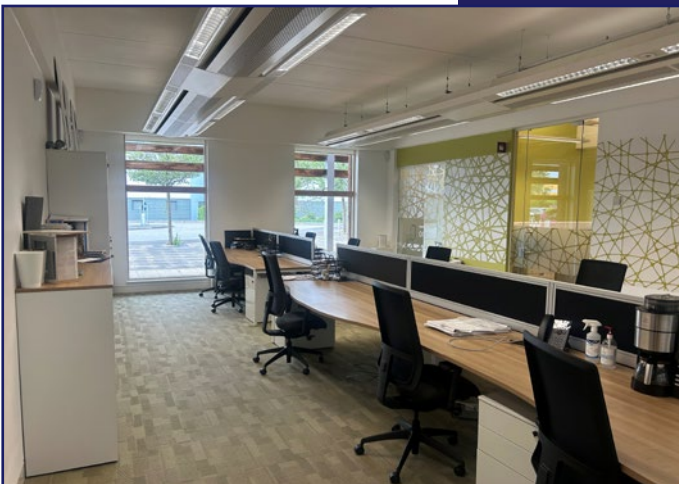
147 on-site car parking spaces controlled by a barrier and card entry system are provided on a first come first served basis.

There are an additional 27 visitor car parking spaces.

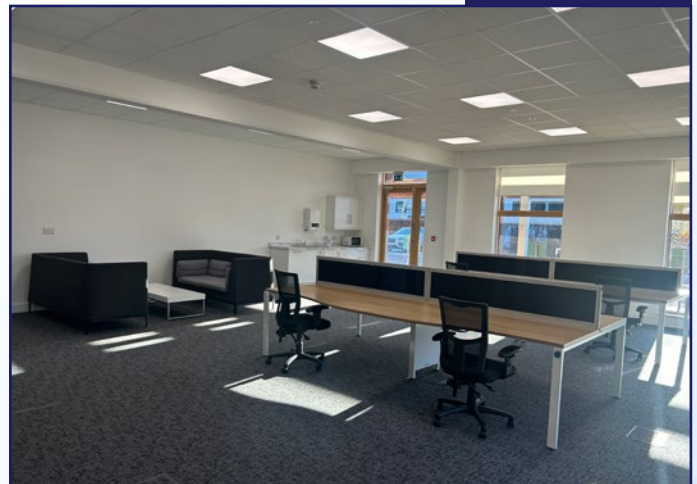
A covered cycle store is provided.



SUITE GF07



SUITE GF55



ACCOMMODATION

	SQ M	SQ FT
GF07	66.33	714
GF55	89.49	963

TENURE

The offices are available on new internal repairing leases for a term of years to be agreed.

RENT

£38 per sq. ft. plus VAT on an all-inclusive basis (to include rent, service charge, electricity and buildings insurance)

BUSINESS RATES

The current Rateable Value (2023) is for the whole building therefore will need to be split accordingly. Any incoming Tenant will be responsible for paying business rates separately to rent. Estimates can be provided on request.

ICT/TELEPHONE CONNECTIVITY

In addition, a one-off cost of £600 plus VAT (for 1 day) is payable for the standard set up and integration into the ICT/Telephone infrastructure to include:

- Preparation and programme of individual smart cards and access control set up for car park barrier, doors to Wyre Forest House and internal building barriers
- ICT network set up to enable use of on-line booking system for internal and public meeting rooms and multi-functional devices
- Wireless network set up
- Set up of DDI and phone

If additional time is required, the cost will be £600 per day pro-rated to additional hours as required. Any other ICT requirements would be subject to a separate discussion and a quote for the cost would need to be provided.

In addition to the above, there will also be an annual charge of £250 plus VAT per desk from lease commencement for on-going ICT connection infrastructure. A discount of 10% can be offered on the annual charge for over 20 desks.

ENTRANCE TO SUITE GF55



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.

EPC

	Rating
GF07	C (56)
GF55	B (46)

LEGAL COSTS

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

MONEY LAUNDERING

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

VAT

All prices quoted are exclusive of VAT, which we understand is chargeable.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G6491 Date: 07/2025

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.