

PHASE 1
**ONLY 2 UNITS
REMAINING**
PHASE 2 - SOLD

Ratio:Park
Kidderminster



NO
BUSINESS
RATES
PAYABLE*

LIGHT INDUSTRIAL / WAREHOUSE UNITS

FOR SALE/TO LET

967 - 2,145 sq. ft. approx
Suitable for Trade Counter use STP



Fine Point Way, Kidderminster, DY11 7FB

www.ratiopark-kidderminster.co.uk



Location

Ratio Park: Kidderminster is located on Fine Point Way with direct frontage to the main A451 Stourport Road.

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

Phase 1 comprises of 11 modern light industrial/warehouse units and will have the benefit of the following:

- Steel portal frames
- Mono-pitch roof with composite panels
- Block wall with external 'kingspan' panelling
- Overhead access door
- Glazed pedestrian entrance
- Three phase electricity
- Eaves height 4.1m to underside of haunch at front
- Mezzanine floor to the rear of each unit
- Mains water and drainage
- Dedicated parking for each unit

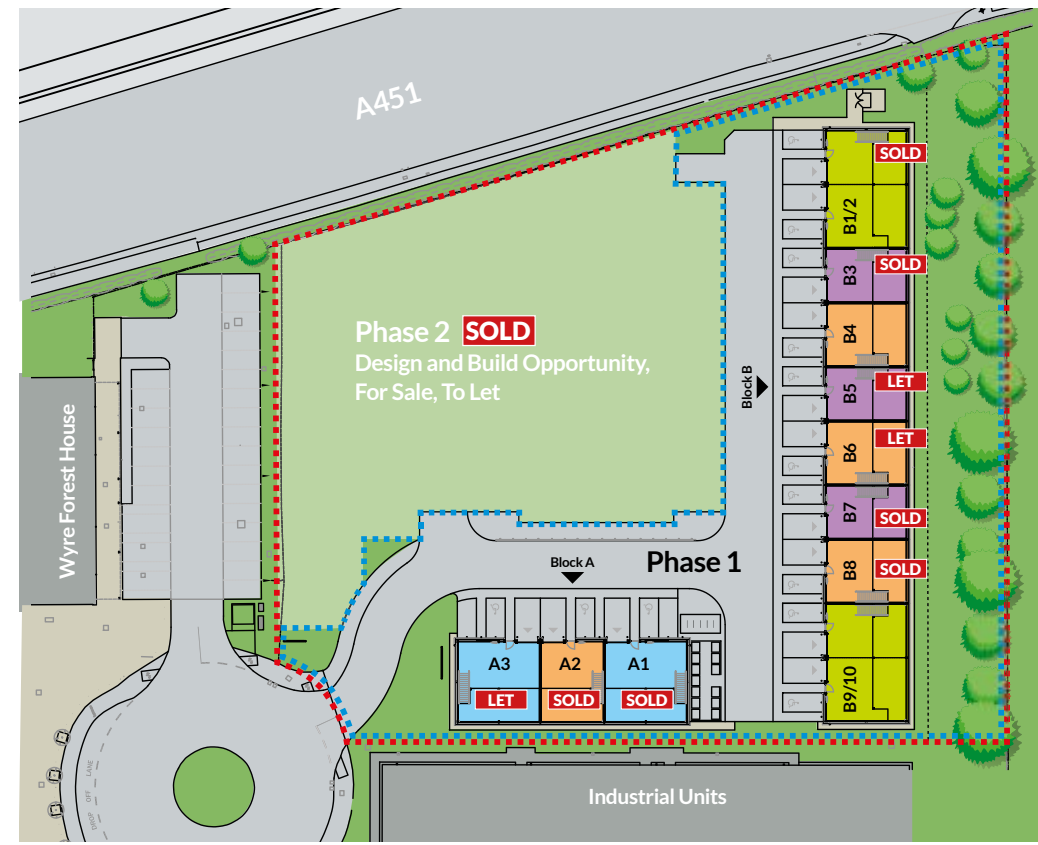


PHASE 1 COMPLETED

UNIT	UNIT GIA (m2)	UNIT GIA (sq ft)	
A1	140.2	1,509	SOLD
A2	106.6	1,147	SOLD
A3	140.2	1,509	LET
B1-2	199.3	2,145	SOLD
B3	89.8	967	SOLD
B4	106.6	1,147	
B5	89.8	967	LET
B6	106.6	1,147	LET
B7	89.8	967	SOLD
B8	106.6	1,147	SOLD
B9-10	199.3	2,145	

PHASE 2 **SOLD** DESIGN AND BUILD OPPORTUNITIES

Design and build opportunities up to 10,000 sq ft are available. A sale or letting of the site may also be considered.



Key to unit sizes: ■ 1509 sq ft (140 sq m) ■ 1147 sq ft (106 sq m) ■ 2145 sq ft (199 sq m) ■ 967 sq ft (89 sq m)

Tenure

Units are available on either a freehold or leasehold basis. Units can be combined subject to availability.

Business Rates

*The Valuation Office Agency has assessed all units and rateable values can be provided upon request. 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.

For more information visit: www.gov.uk/apply-for-business-rate-relief

VAT

VAT is applicable in relation to the units.

Planning

The development benefits from planning permission for B1(c) and B8 uses. It is situated within a wider employment zone allocated primarily for B1, B2 and B8 uses.

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.

Further information and viewing

For current availability, floor plans and quoting prices and rents or to arrange a meeting to discuss the scheme in more detail, please contact either of the joint sole agents Fisher German or Harris Lamb. Viewing of the site is possible from Fine Point Way however onsite visits should be arranged directly with either of the joint sole agents.

www.ratiopark-kidderminster.co.uk



Ratio:Park

Kidderminster

Ratio Park, Fine Point Way,
Kidderminster DY11 7FB

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

A joint venture between:



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