



**UNIT 221C IKON TRADING ESTATE, DROITWICH ROAD,
HARTLEBURY, KIDDERMINSTER, DY10 4EU**

**TO LET
INDUSTRIAL/WAREHOUSE
UNIT**

Size

8,177 sq ft (759.67 sq m)

To Let^a

£49,000 pax.

Lease Terms

Available by way of a new FRI lease with a term and rent review pattern to be agreed

Industrial unit undergoing refurbishment

3 Phase power supply

Situated in a prominent position within the busy Ikon Trading Estate

Location

The unit is located in a prominent position within the established Ikon Trading Estate. The estate is accessed from the A442 Droitwich Road. The A442 connects with the A38 Bromsgrove Road which provides access to the national motorway network via Junction 5 of the M5 motorway which is circa 8 miles distance.

Kidderminster town centre is situated c. 4 miles to the north via the A449 Worcester Road

Description

The property comprises a mid-terrace industrial / warehouse unit with a small office and toilet block to the rear. The minimum working height of the unit is c. 5.63 metres. There is a roller shutter door to the front providing loading access. There is car parking and a yard to the front. The unit is undergoing a substantial refurbishment and will be completed ready for an occupant.

Accommodation

GIA 8,177 sq ft (759.67 sq m)

Terms

Available by way of a new Full Repairing and Insuring lease with a term and rent review pattern to be agreed.

Rent

To Let - £49,000 pax.

Rating Assessment

Rateable value: £41,000
U.B.R.: 49.9p in the £ (2024/2025)

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

Energy Performance Certificate

EPC rating – E114
Certificate available upon request

V.A.T.

VAT is payable on the rent.

Viewing

Contact – Michael Johnson and Co.

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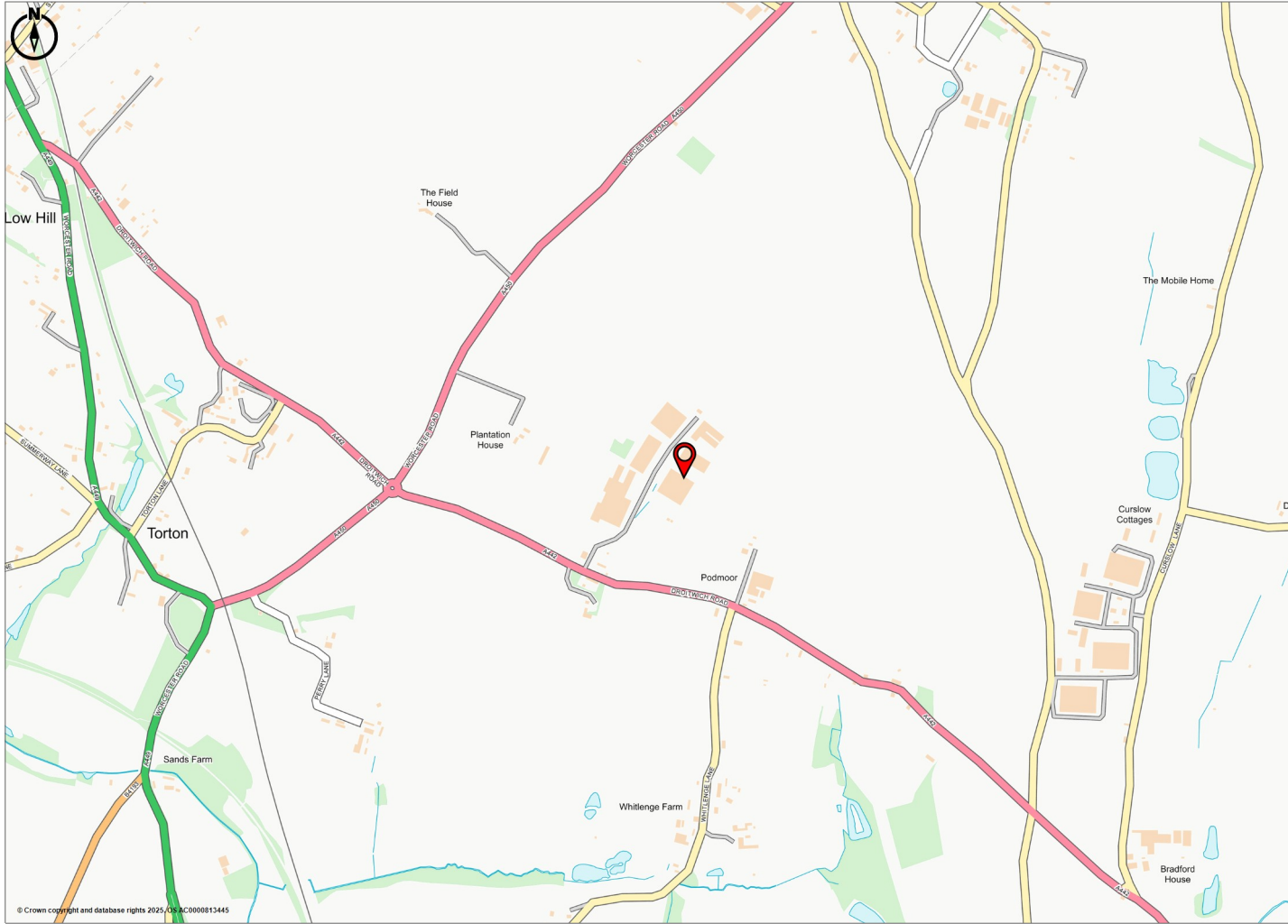
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