



UNIT 230 IKON TRADING ESTATE, DROITWICH ROAD,  
HARTLEBURY, KIDDERMINSTER, DY10 4EU

**TO LET**  
**INDUSTRIAL/WAREHOUSE**  
**UNIT**

**Size**

3,933 – 5,787 sq ft (365.40 – 537.60 sq m)

**To Let<sup>a</sup>**

From £29,500 pax.

**Lease Terms**

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

Warehouse / industrial unit  
undergoing refurbishment

3 Phase power supply

Situated in a prominent position  
within the busy Ikon Trading Estate

Yard to the front

## 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 unit is of steel portal frame construction with brick and metal clad elevations beneath a pitched roof. The unit benefits from a small office / reception area and toilet to the front. The unit is to undergo a full refurbishment which will include a comprehensive redecoration throughout.

## Accommodation

GIA 3,933 – 5,787 sq ft  
(365.40 – 537.60 sq m)

*5,787 sq ft available if units 230a and 230b (edge blue on the attached plan) are also taken on by an occupier. All 3 units are capable of being knocked through to create 1 larger unit.*

## 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 - From £29,500 pax.

## Rating Assessment

Rateable value: £23,250  
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 – D78  
Certificate available upon request

## V.A.T.

VAT is payable on the rent.

## Viewing

Contact – Michael Johnson and Co.

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