



UNIT 236 IKON TRADING ESTATE, DROITWICH ROAD,
HARTLEBURY, KIDDERMINSTER, DY10 4EU

TO LET
INDUSTRIAL/WAREHOUSE
UNIT

Size

1,170 sq ft (108.70 sq m)

To Let^a

£12,000 pax.

Lease Terms

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

Starter unit that has recently been refurbished

3 Phase power supply

Situated in a prominent position within the busy Ikon Trading Estate

Parking 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 has recently benefitted from a comprehensive refurbishment and now boasts a modern, contemporary finish.

Accommodation

GIA 1,170 sq ft (108.70 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 - £12,000 pax.

Rating Assessment

Rateable value: £8,100

U.B.R.: 49.9p in the £ (2024/2025)

* The property may qualify for 100% small business rates relief.

* Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

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 – B33.

Certificate available upon request.

V.A.T.

VAT is payable on the rent.

Viewing

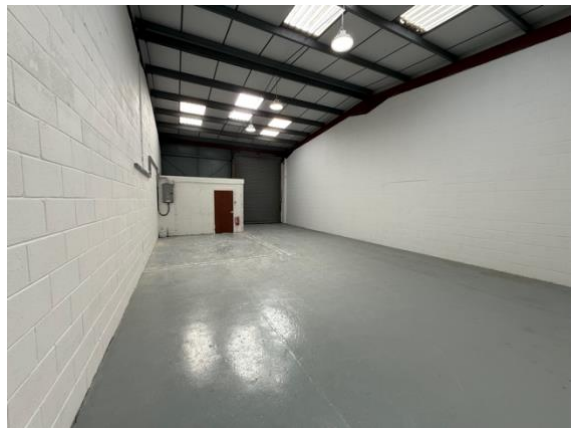
Contact – Michael Johnson and Co.

Tom Johnson

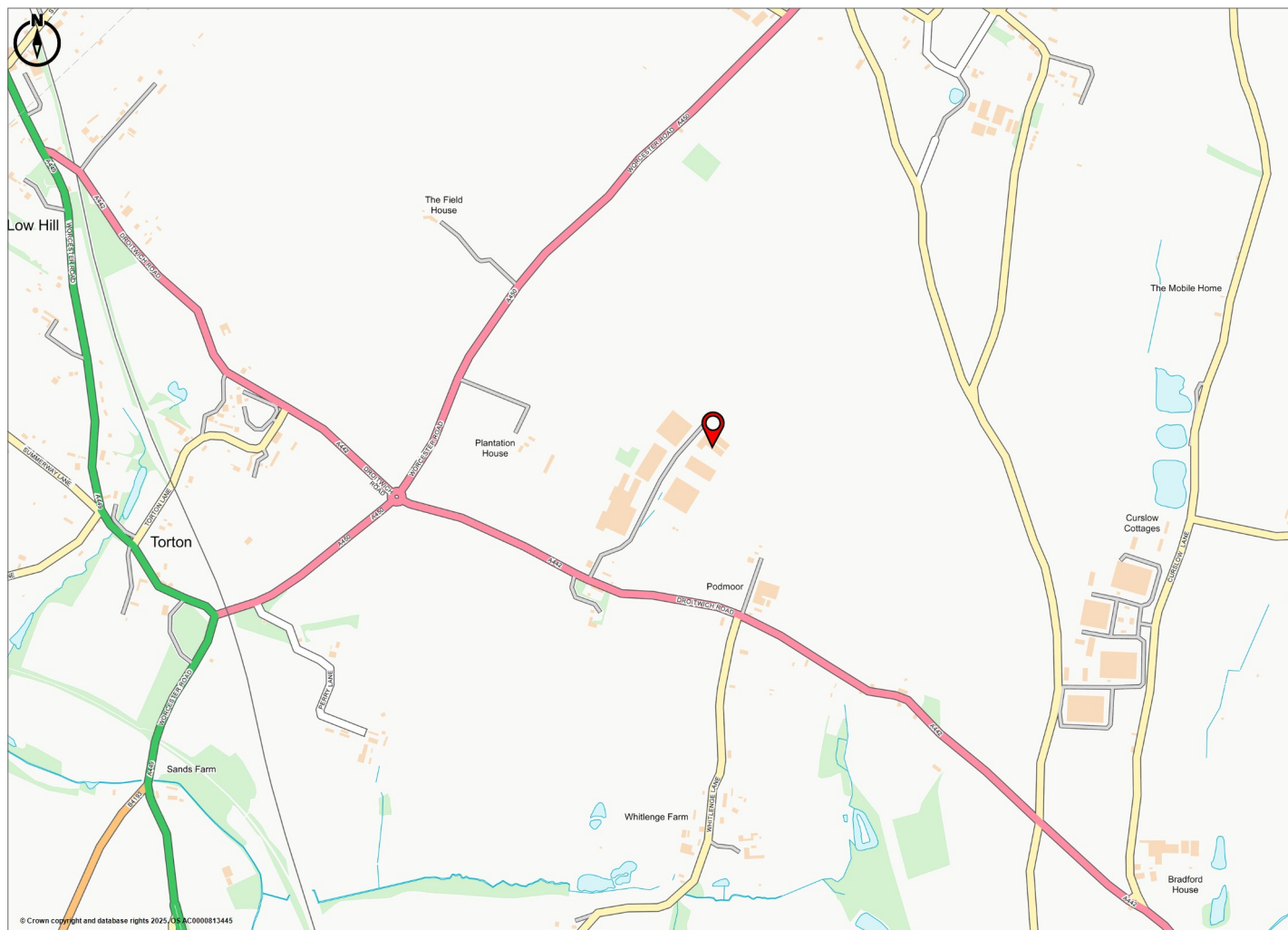
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