



Unit 33 Wilden Industrial Estate, Stourport on Severn DY13 9JY

TO LET

INDUSTRIAL / WAREHOUSE

Size
997 sq ft (93 sq m)

Rent
£10,000 per annum exclusive

Previously refurbished Unit

Popular Estate

Ample circulation space/parking

Location

The unit is located on the Wilden Industrial Estate, Wilden Lane, Stourport on Severn. The Motorway Network is accessible via Junction 5 of the M5 at Droitwich.

Description

The unit is of steel framed construction with brick walls surmounted by a pitched, insulated profiled sheeted roof. Minimum working height - 2.75m (9'). Maximum working height - 4.45m (14'7") approx. Access is via an electrically operated roller shutter door. An office, kitchen and toilet are included.

Accommodation (Gross Internal Area) approx.

997 sq.ft. (92.69 sq.m.)

Services

All mains services, except gas, are connected.

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will contain a service charge provision to cover the repair/maintenance of all common areas etc.

Rent

£10,000 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Rating Assessment

2023 Rateable Value - £6,600.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £8,000

UBR - 48p in the £ (2026/27)

Energy Performance Certificates

EPC Rating - E.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

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