



POTENTIAL DEVELOPMENT SITES

FORMER BRITISH SUGAR SITE -

LOCATION: A451 - Stourport Road, Kidderminster

AREA: 25 hectares approx. (61 acres approx.)

CONTACT: Peter Burford
Mobile: 07836 772947
Email: burford@btinternet.com

- GENERAL DETAILS:**
- Allocated in the Local Plan under Policy E.3
 - The Local Plan proposes that the site be developed in two phases with Phase 1 releasing 12 hectares of land (2001 to 2011).

FORMER ROM SITE -

LOCATION: A451 - Stourport Road, Kidderminster

AREA: 4.99 hectares approx. (12 acres approx.)
24272.16 sq.m. (266,161 sq.ft.) of existing buildings

CONTACT: Agents - Mr. A. Lamb
Harris Lamb
Grosvenor House
75-76 Francis Road
Birmingham
B16 8SP
Tel: 0121 455 9455
Fax: 0121 455 6595

- GENERAL DETAILS:**
- Prominent main road location
 - Unoccupied
 - Planning - Zoned for Employment use in adopted Local Plan



FINEPOINT -

- LOCATION:** Walter Nash Road, Kidderminster
(Off A451 main Kidderminster – Stourport Road)
- AREA:** 6.2 hectares (15.32 acres) approx.
Proposed new Office/Warehouse/Industrial Units from
492 – 9503 sq.m. (5,300 – 102,300 sq.ft.)
- CONTACT:** Richard Meering or David Wilmer
M3 GVA Grimley LLP
St. Georges Court 3 Brindley Place
1 Albion Street Birmingham
Birmingham B1 2JB
B1 3A8 Tel: 0121 609 8302
Tel: 0121 212 4173
- GENERAL DETAILS:**
- Planning - Zoned for Employment use in adopted Local Plan
 - Prominent main road frontage

CHURCHFIELDS BUSINESS PARK -

- LOCATION:** Cleansmore, Kidderminster
(adjacent to A456 St. Mary’s Ringway)
- AREA:** 11.35 hectares (28.04 acres) approx.
- CONTACT:** Doolittle & Dalley
Estate House
Proud Cross Ringway
Kidderminster
DY11 6A
Tel: 01562 821600
- GENERAL DETAILS:**
- Site acquired by Kidderminster Property Investments –
Tel: 01858 575248
 - Planning - Zoned for Employment use in adopted Local Plan

BEWDLEY BUSINESS PARK -

- LOCATION:** A456 - Bewdley to Leominster Road
- AREA:** 4.85 hectares (12 acres) approx.
Potential for 13 units from 167 – 929 sq.m. (1,800 – 10,000 sq.ft.)
- CONTACT:** Mr. D.P. Doley
Bewdley Business Park, Alton Works, Long Bank, Bewdley, Worcs DY12 2UJ
Tel: 01299 266794
- GENERAL DETAILS:**
- Planning - Zoned for Employment use in adopted Local Plan



FORMER LEA CASTLE SITE –

LOCATION: A449 – Kidderminster to Wolverhampton Road

AREA: 6 hectares (14.82 acres) approx.

CONTACT: John Preston
Tel: 07802 298070

- GENERAL DETAILS:**
- Managed by English Partnerships
 - Planning - Zoned for Employment use in adopted Local Plan

WILDEN INDUSTRIAL ESTATE –

LOCATION: Wilden Lane, Stourport
(Approximately 1 mile from the A442/A449)

AREA: 0.24 hectares (0.6 acres) approx. (**UNDER OFFER** as at 27.11.07)

CONTACT:

Mr. C. Fenton	or	Wilden Industrial Estates Ltd.
Estates Manager		P.O. Box 1
Wilden Industrial Estate		Halesowen
Wilden Lane		West Midlands
Stourport-on-Severn,		B63 2RB
Worcs		Tel: 01384 569556
DY13 9JY		
Tel: 01299 822731		
or		
Mr Matthew Pearcey		
Sellers		
Grazebrook House		
Peartree Lane		
Dudley		
W Midlands		
DY2 0XW		
Tel: 01384 456789		

- GENERAL DETAILS:**
- Planning - Zoned for Employment use in adopted Local Plan



PREMISES

Fletcher Business Park
Barracks Road
Sandy Lane Industrial Estate
Stourport-on-Severn
Worcestershire
DY13 9QB



Industrial/Warehouse 1282 SqFt to 5300 SqFt

Description:

15 new business units under development, for sale or to let, located on private business estate - junction 6 of the M5 approx. 9.5 miles to South East with B1 and B8 planning consent.

ACCOMODATION:

units arranged over ground and first floor to provide workshop, office and toilet facilities to ground floor and additional office accommodation to first floor. Each unit will have roller shutter door and pedestrian access, double glazed, each unit will include allocated car parking areas to front, communal grounds will be landscaped.

TENURE: Each unit is available for purchase on long leasehold with vacant possession upon completion. The units are also available on an occupational leasehold basis on a new full repairing and insuring lease with terms to be agreed.

Terms:

Leasehold £12,000 £40,000 Per Annum

Freehold £128,000 £450,000 For Sale

Agents: Clive Fletcher Developments

Contact:

Mr Clive Fletcher

Tel:

01562 66900

Email:

31B

Coppice Trading Estate
Walter Nash Road West
Kidderminster
DY10 7QY



Industrial/Warehouse 2257 SqFt to 2257 SqFt

Description:

Leasehold premises available for purchase on 0.154 acres site - 56 years remaining on ground lease

-Warehouse/Industrial Unit (1880 sq.ft.) - warehouse has mezzanine floor (664 sq.ft.), reception, office accommodation - Office 1 (97 sq.ft.), Office 2 (168 sq.ft.) and toilet facilities - parking to front and side - dock bay loading door to warehouse and pedestrian access to reception and office. Eaves height 10'5". Services - mains water, electricity, gas and drainage. Tenure is leasehold - a 99 year ground lease from 1st December 1964. Current ground rent £1,500 p.a. Rateable value £7,500 - uniform business rate from April 2007 is 44.4p in the £.

CONTACT: - Wyre Forest District Council, Agents - Doolittle & Dalley or Mr. Curtis on 01562 753579

Terms:

Leasehold £165,000 pa exclusive

Agents: Wyre Forest District Council

Contact:

Ms Lucy Lomas

Tel:

(01562) 732954

Email:



Foley Business Park

Kidderminster

Worcestershire

DY11 7QL



Industrial/Warehouse 2980 SqFt to 4850 SqFt

Description:

For Sale or Let - New development of 10 Roadside Business Units. Architect Designed in landscaped grounds, prominently located overlooking A451. The units are of conceptual desing, having portal frames and being clad with Kingspan insualtion panels. Eaves height of 23'6" extending to 31'10". Each unit will incorporate a kitchen, separate WC and office. A concrete suspended floor provides upper floor accommodation. Glazed panel frontaage with part glazed electric roller shutter door. There will be dedicated parking/loading areas outside each unit. Units 1 - 3530 sq.ft., £406,000, 2 - 3500 sq.ft. £368,500, 3 - 3570 sq.ft., £402,500, 4 - 3260 sq.ft., £365,000, 5 - 2980 sq.ft., £298,000, 6 - 3250 sq.ft., £325,000, 7 - 3570 sq.ft., £357,000, 8 - 4850 sq.ft., £485,000, 9 - 4090 sq.ft., £465,000, 10 - 3110 sq.ft., £325,000. The units are available to let on new FRI leases on terms to be agreed. All prices quoted are exclusive of VAT.

Terms:

Freehold £298,000 £485,500 For Sale

Agents: Humberts

Contact:

Mr Richard Tomlinson

Tel:

01905 720104

Email:

richard.tomlinson@humberts.co.uk

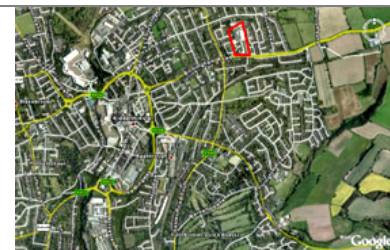
Unit 4

Greenhill Industrial Estate

Birmingham Road

Kidderminster

DY10 2RN



Industrial/Warehouse 3240 SqFt to 16295 SqFt

Description:

Prominent roadside location close to Town Centre. Units to be refurbished to include enhanced glazing and profiled cladding. Main arterial route. Asset Management Opportunities up to 16,295 sq.ft. - current occupiers include Brewers Paints and Just Tyres. Kidderminster Trade Park is situated in highly prominent location on the A456. The Park comprises a terrace of a total of 9 units although some of these have been combined to make double units. The terrace is of steel protal frame construction with brick and block elevations and with profile metal cladding above to an eaves height of 18ft. Externally vehicular access is provided from Birmigham Road over the Greenhill Industrial Estate Road to a shared yard area with parking areas to front of the units.

UNIT 4 - 3243 sq.ft. - is a mid-terraced unit which internally provides clear space and WC facilities with approximately 12 car parking spaces.

TERMS: Unit 4 is available by way of a new Full Repairing and Insuring Lease on terms to eb agreed

Terms:

Leasehold On Application

Agents: Bartlett Property

Contact:

Mr Thomas Bolton

Tel:

0121 222 4132

Email:

thomas@bartlettproperty.co.uk



Easter Park
Worcester Road
Kidderminster



Industrial/Warehouse 3391 SqFt to 46953 SqFt

Description:

A development of 11 new, high quality production/distribution units for sale or to let, ranging in size from 4,750 - 40,500 sq ft, fronting the main A449 Worcester to Kidderminster Road. Construction commences mid May 2007, with completion early 2008. (2-8-9 UNDER OFFER)

Terms:

Leasehold On Application

Freehold On Application

Agents: Cosnett Price

Contact:

Mr Andrew Cosnett

Tel:

0121 777 3838

Email:

acosnett@cosnettprice.co.uk

Aichess Building
Kidderminster
Worcestershire
DY11 7RA



Industrial/Warehouse 3457 SqFt to 3457 SqFt

Description:

Individual industrial unit with office and factory facilities on ground and first floors. Ample parking, oil fired central heating, air conditioning and double glazing.

ACCOMMODATION:

Ground Floor - Offices include entrance porch, reception 481.40 sq.ft., Factory 1225 sq.ft., Ladies & Gents WC's

First Floor - Four individual offices with main office adjoining 1309 sq.ft., staff room and WC

SERVICES: mains water, electricity and drainage connected.

TENURE: new 10 year fully insuring and repairing lease with 5 year rent review.

Terms:

Leasehold £25,000 Per Annum

Agents: Doolittle and Dalley

Contact:

Mr John Andrews

Tel:

(01562) 824721

Email:



Finepoint

Walter Nash Road/Stourport Road

Kidderminster

Worcestershire

DY11 7



Industrial/Warehouse 5825 SqFt to 123980 SqFt

Description:

Finepoint is a Graftongate and Highcross development totalling 338,925 sq.ft. in a high profile location with direct access to the A451 Stourport Road with made to measure, design and build opportunities to suit bespoke requirements. Phase One is a speculative build of warehouse/industrial units, with offices, for sale or to let from 5,825 to 11,600 sq.ft. due for completion Spring 2007 - 8 metre eaves, 50 kN/per sq.m., minimum 40 metre yard depth, self-contained units, 24 hour access, secure yard, all main services supplied, ample car and HGV parking. Future development to include units and offices from 5.825 sq.ft. to 123,980 sq.ft.

Terms:

Leasehold On Application

Freehold On Application

Agents: GVA Grimley LLP

Contact:

Mr David Willmer

Tel:

0121 609 8302

Email:

david.willmer@gvagrimley.co.uk

Units A & B (together or separately)

Hoo Farm Industrial Estate

Arthur Drive

Worcester Road

Kidderminster

DY11 7RA



Industrial/Warehouse 7184 SqFt to 18611 SqFt

Description:

The property comprises two detached units, both having brick elevations with profile metal cladding to upper elevations and roof and roller shutter door access approx. 14'6" wide x 14'6" high. Specifically:-
Unit A - has 5,137 sq ft 2-storey offices to the front, with 12,290 sq ft single storey portal framed workshop and stores to the rear, an eaves height of 5.71m and roller shutter loading doors. Rent is £57,250 per annum, exclusive of rates.
Unit B (UNDER OFFER) - comprises a 7,184 sq ft detached unit of portal framed construction and 5.55m eaves, with a concrete drained yard and range of single storey stores. Rent is £33,500 per annum exclusive.
VAT may be chargeable. Available on new lease for 10 year term with 5th year rent review (flexible terms available by negotiation).

Terms:

Leasehold £33,500 £90,750 pa exclusive

Agents: Jonathan Chilton

Contact:

Mr Jonathan Chilton

Tel:

(01905) 612965/6

Email:



Units 1/3 Greenhill Industrial Estate
Birmingham Road
Kidderminster
Worcs



Retail 9332 SqFt to 9332 SqFt

Description:

Ground Floor Retail units with Bulky/Trade Counter Consent in established Trade Counter location - located off the busy Birmingham Road. Internally the unit is capable of being predominantly open plan and includes WC and kitchen facilities. Subdivision of the unit may be considered into 2 separate units. the property is serviced from the front and shares the use of substantial car parking available on the site.

TENURE - The premises are held by way of a Lease expiring 24th December 2014 subject to 5 yearly rent reviews.
Lease for Sale / To Let - incentives available.

Terms:

Leasehold £46,000 pa exclusive

Agents: Atisreal

Contact:

Mr David Hobden

Tel:

02073384225

Email:

david.hobden@atisreal.com