

Mileway

Haynes Point, Stourport Road, Kidderminster, Worcestershire DY11 7PZ

KIDDERMINSTER

Haynes Point

Available To Let

Two trade counters

2,850 – 5,700 sq ft (265 – 530 sq m)

Logistics real estate urbanised

[mileway.com](https://www.mileway.com)

Haynes Point



Available To Let
Recently refurbished trade counters 2,850 – 5,700 sq ft

Haynes Point provides four high quality trade counters, with generous eaves heights (5.5 metres) near the centre of Kidderminster. The estate has a prominent roadside position, situated on the A451 which is the main arterial road between Kidderminster and Stourport-on-Severn.

Each occupier will benefit from recently refurbished industrial space with customer parking, LED lighting and secure 24/7 access.



Customer parking



LED lighting



5.5 m eaves height



Three phase electricity supply

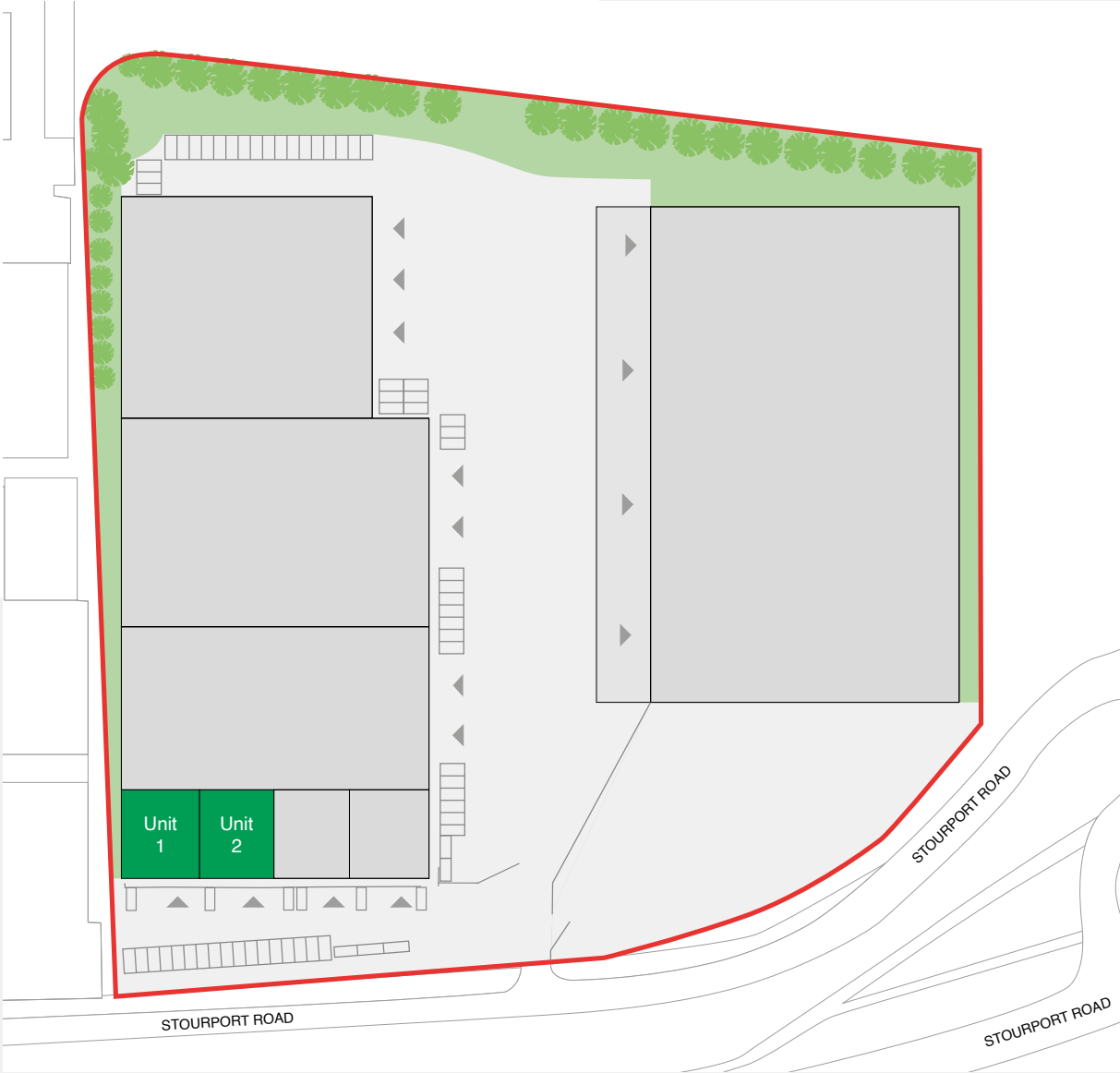


Ability to combine units



Prominent roadside positioning on the A451

Siteplan



Accommodation

Unit	sq m (GEA)	sq ft (GEA)
1	265 sq m	2,850 sq ft
2	265 sq m	2,850 sq ft
3	Under Offer	–
4	Under Offer	–

Key Features

- 5.5m eaves
- Forecourt/customer parking
- Prominent roadside position

Virtual Tour



Haynes Point

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EPC

EPC available upon request.

VAT

VAT will be payable where applicable.

Further information

Units can be let individually or combined.

Viewing / Further Information

Strictly by appointment with the joint agents.



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Property owned by **Mileway**

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. March 2022.

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Terms

Upon application to the joint agents.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Location

The estate is located in central Kidderminster, on the Stourport Road (A451) which is the main arterial road between Kidderminster and Stourport-on-Severn.



By Rail

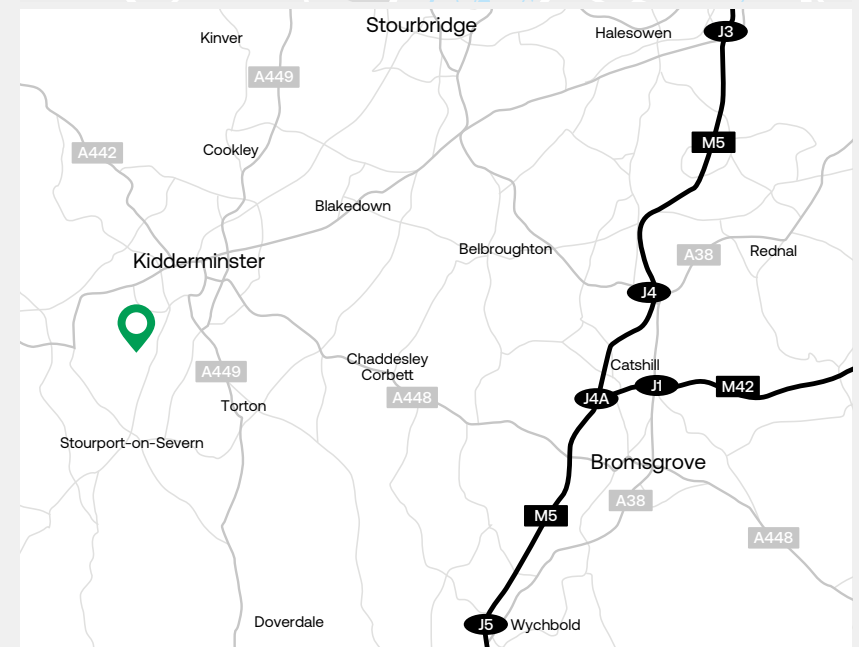
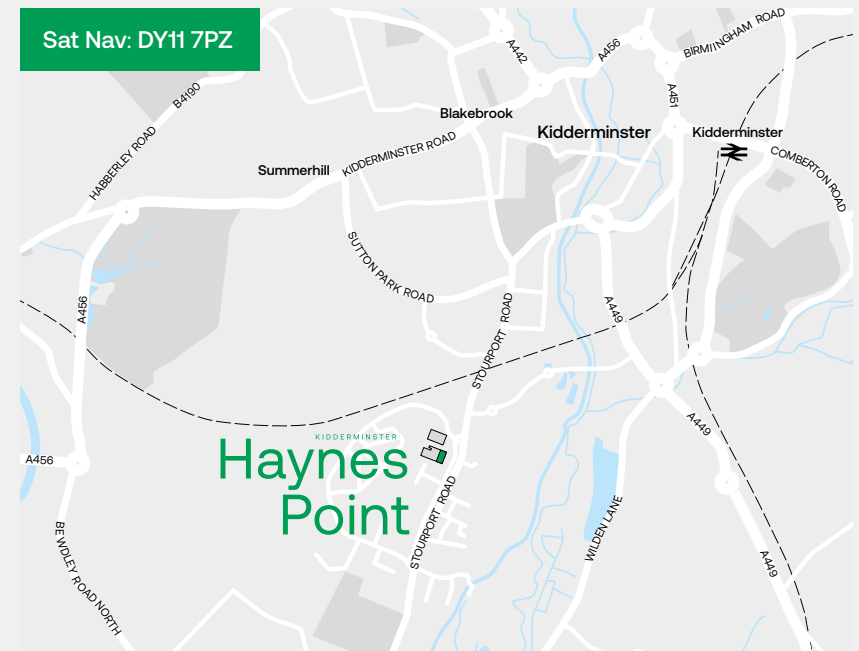
The estate is 1.7 miles from Kidderminster train station which provides regular trains to Worcester Foregate Street, Stratford-Upon-Avon and Birmingham Stations.



By Bus

There are several bus stops within a half mile radius along the A451 which provide regular services into Kidderminster town centre and out to Worcester and Stourport-on-Severn.

Nearby occupiers include
Specsavers, Brintons,
OGL Computer, Lidl, KFC,
Costa Coffee and Rexel Senate.



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