

Unit B6 Ratio Park, Finepoint Way, Kidderminster, Worcestershire DY11 7FB

Freehold Modern Industrial Investment

Lot 39

£11,470 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground and Mezzanine	Industrial	106.60 sq m (1,147 sq ft)	CDA FLOORING LTD guaranteed by Ash Flooring Solutions Ltd	5 years from 02/05/2019 (1) on a full repairing and insuring lease	£11,470 (2)	01/05/2024
Totals		106.60 sq m (1,147 sq ft)			£11,470 (2)	

(1) The lease provides for a tenant option to determine on 02/05/2022 with a 6 month notice period.
(2) The seller is holding a rent deposit of £2,000.

Key Details

- Let to CDA Flooring Ltd with a guarantee from Ash Flooring Solutions Ltd until 2024 (subject to option)
- Situated on a well established industrial estate
- Modern industrial unit with overhead access door and dedicated parking
- Neighbouring occupiers include Wyre Forest District Council, Stourport on Severn Town Council, International Glazing Services, Spokes Bicycle Shop and Specsavers

Location

Miles: 18 miles south-west of Birmingham
16 miles south of Wolverhampton
Roads: A451, A449, M5, M42
Rail: Kidderminster Railway Station
Air: Birmingham Airport

Situation

Ratio Park is located within an established industrial location some 2.5 miles south of Kidderminster town centre, directly fronting the main A451 Stourport Road. The property is situated on the well established industrial estate Fine Point Business Park, comprising commercial and office buildings. Neighbouring occupiers include Wyre Forest District Council, Stourport on Severn Town Council, International Glazing Services, Spokes Bicycle Shop and Specsavers.

Description

The property comprises a modern industrial unit with a mezzanine floor at the rear, an eaves height of approximately 4.1 metres (13ft 6ins) and dedicated car parking.

Tenure

Freehold.

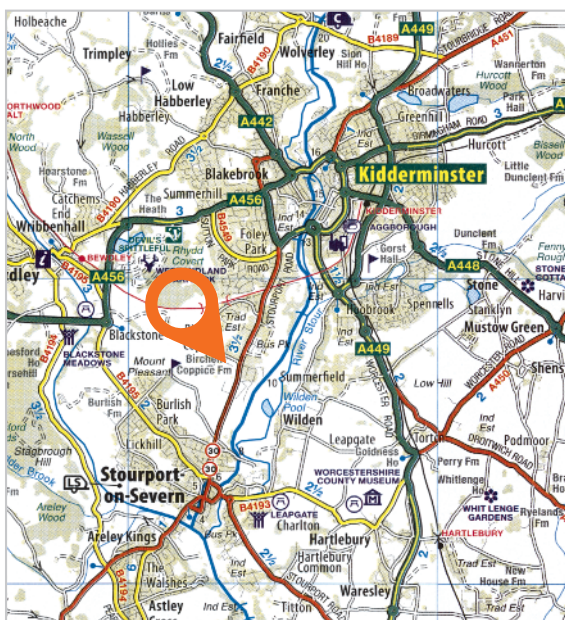
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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