

# Lot 33

Vacant Possession

## Unit A3 Ratio Park, Fine Point Road, Kidderminster, Worcestershire DY11 7FB

Freehold Modern Industrial Opportunity



### Key Details

- Situated on a well established industrial estate
- Modern industrial unit with a vehicle access door and dedicated car 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. This unit also benefits from a toilet, kitchenette and a heating/cooling cassette.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six week completion

### Energy Performance Certificate

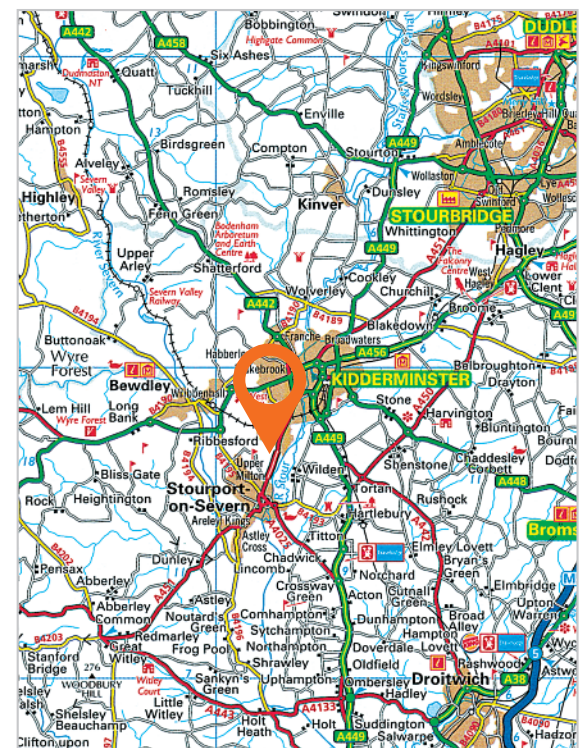
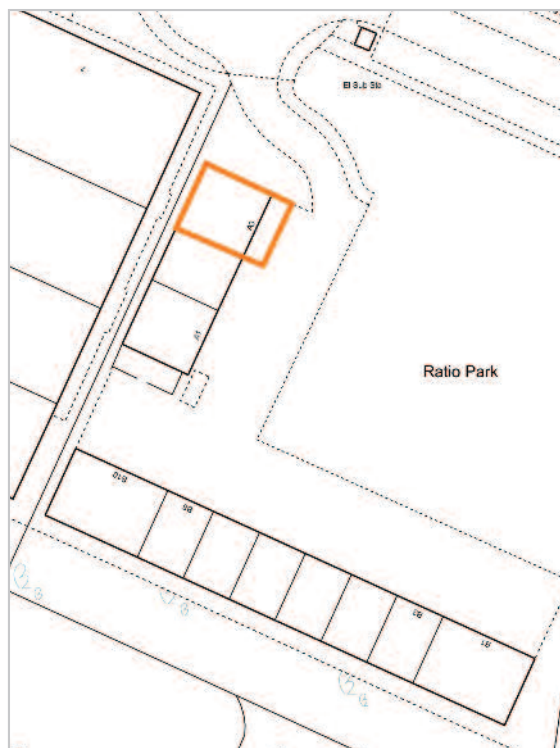
Band D. See legal pack.

### Note

Unit B4 is being offered as lot 17

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground and Mezzanine	Industrial	140.19 sq m (1,509 sq ft)	VACANT POSSESSION
<b>Total Approximate Floor Area</b>		<b>140.19 sq m (1,509 sq ft)</b>	



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
john.mehtab@acuitus.co.uk

**Acuitus**  
**Billy Struth**  
+44 (0)20 7034 4854  
+44 (0)7824 705 955  
billy.struth@acuitus.co.uk

**Seller's Solicitors: VVW LLP**  
**Gregory Clark**  
+44 (0)121 227 3714  
gclark@vvw.co.uk