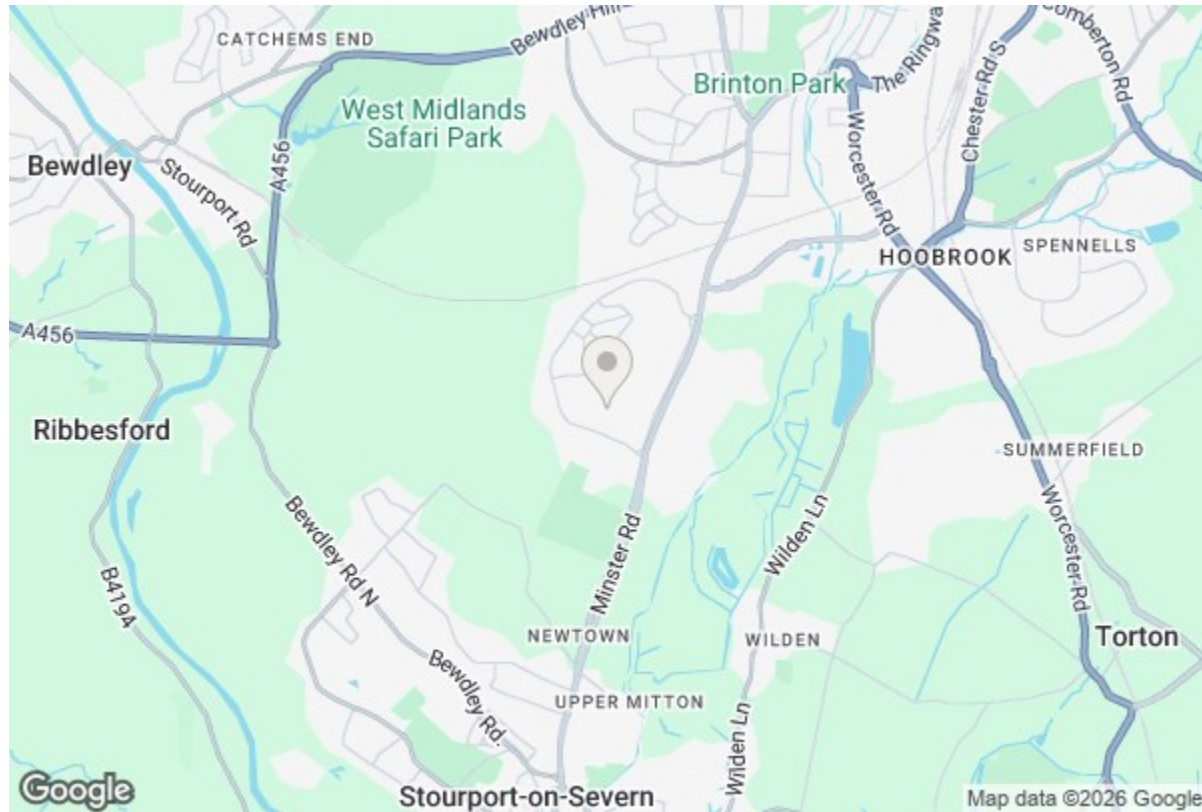


32B Coppice Trading Estate, Kidderminster, DY11 7QY



FOR SALE

£220,000

32B Coppice Trading Estate, Kidderminster, DY11 7QY

Detached commercial unit located on the established Copperfield Industrial Estate on the outskirts of Kidderminster. The property extends to approximately 3,995 sq ft (371 sq m) and comprises a workshop with offices and welfare facilities, suitable for a range of commercial uses (subject to consent).

Constructed with a portal frame and brick elevations under a cement fibre roof, the unit includes a loading area, on-site parking, and an up-and-over access door. The total site area is approximately 0.135 acres.

The estate benefits from good connectivity, nearby amenities, and established neighbouring occupiers.

Viewing is strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

James Evans

07792 222 028

james.evans@hallsgb.com

Simon Cullup-Smith

07999 595 885

simon.cullupsmith@hallsgb.com

Commercial Department

01743 450 700

commercialmarketing@hallsgb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation



Halls Commercial Property

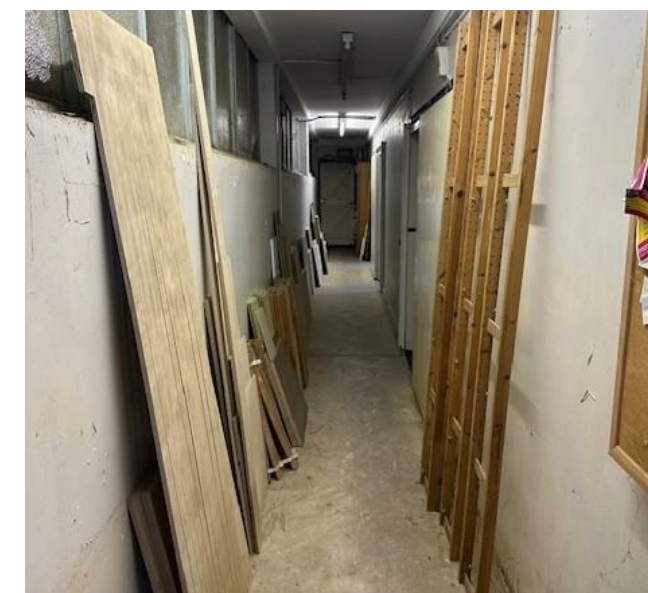
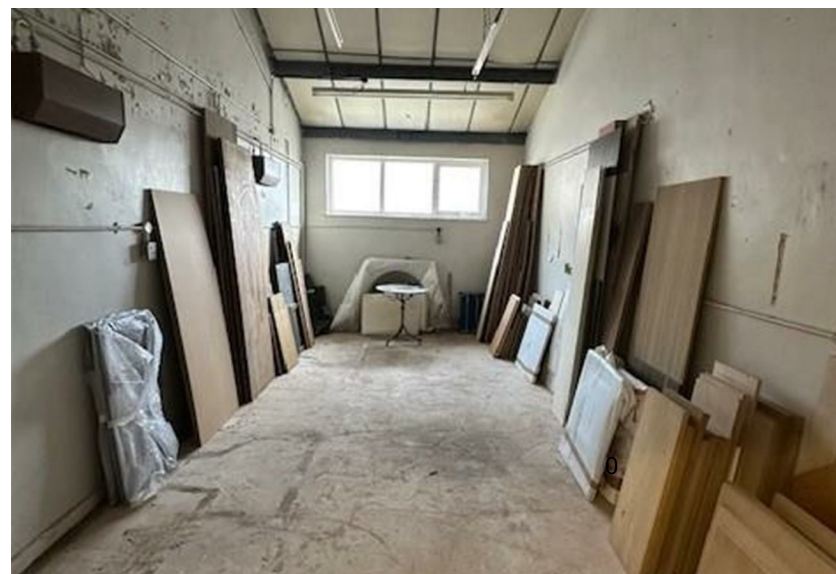
Find us...

Bowmen Way Battlefield, Shrewsbury, Shropshire, SY4 3DR



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.





- The unit forms part of an established industrial estate on the edge of Kidderminster
- Total Gross Internal Floor Area 3,995.34 sq ft (371.18 sq m)
- Commercial unit comprising of a workshop with offices and welfare facilities suitable for a variety of uses
- Benefiting from good connectivity and access to local amenities.

**Description**

The detached commercial unit is constructed of a portal frame construction clad with brickwork sitting under a cement fibre/asbestos roof cover. The property provides a Total Gross Internal Area of approximately 3,995.34 sq ft (371.18 sq m) with an eave's height of approximately 2.7 metres. The property benefits from an up and over door to the front elevation of with a height of 2.4 metres and width of 3 metres.

The property provides a loading/ servicing area to the front of the property with on site car parking.

The property sits in a Total Site Area of approximately 0.135 acres (0.055 hectares).

The unit would lend itself to a variety of commercial uses subject to statutory consents.

**Location**

The property is located fronting onto Walter Nash Road, forming part of Copperfield Industrial Estate on the outskirts of Kidderminster. Copperfield Industrial Estate provides an established Industrial estate with the surrounding occupiers including Tipplers, Woodhouse Brothers and TrueLine. The industrial estate benefits from good connectivity and access to all local amenities.

Kidderminster is a market town and civil parish in Worcestershire, England, 18 miles (29 km) south-west of Birmingham and 15 miles (24 km) north of Worcester. Located north of the River Stour and east of the River Severn.

**Accommodation**

All measurements are approximate

Total Gross Internal Area 3,995.34 sq ft (371.18 sq m)

Total Site Area 0.135 acres (0.055 hectares).

**Planning**

The property is understood to benefit from planning consent Use Class B of the Town and Country Uses Classes Order 1987. The property would lend itself to a variety of commercial uses, subject to statutory consents.

**Services**

(Not tested at the time of our inspection)

Mains electricity (three phase) water and drainage with oil fired central heating to the property.

**Rateable Value**

£24,000 - - prospective tenants should make their own enquiries

**EPC**

TBC

**VAT**

The property is understood to be elected for VAT; therefore, VAT is payable on this transaction.

**Price**

£220,000 exclusive (Two Hundred and Twenty Thousand Pounds) exclusive.

**Legal Costs**

Each party to bear their own costs in relation to the transaction.

**Tenure**

The property is understood to be held on a long leasehold basis under the Title Number WR163157 with approximately 97 years remaining on the lease. The property is subject to the payment of a ground rent of £2,600 per annum.

Further details are available from the selling agents upon request.

The property is being sold with vacant possession.

**Local Authority**

Wyre Forest District Council,  
Wyre Forest House,  
Finepoint Way,  
Kidderminster,  
DY11 7WF