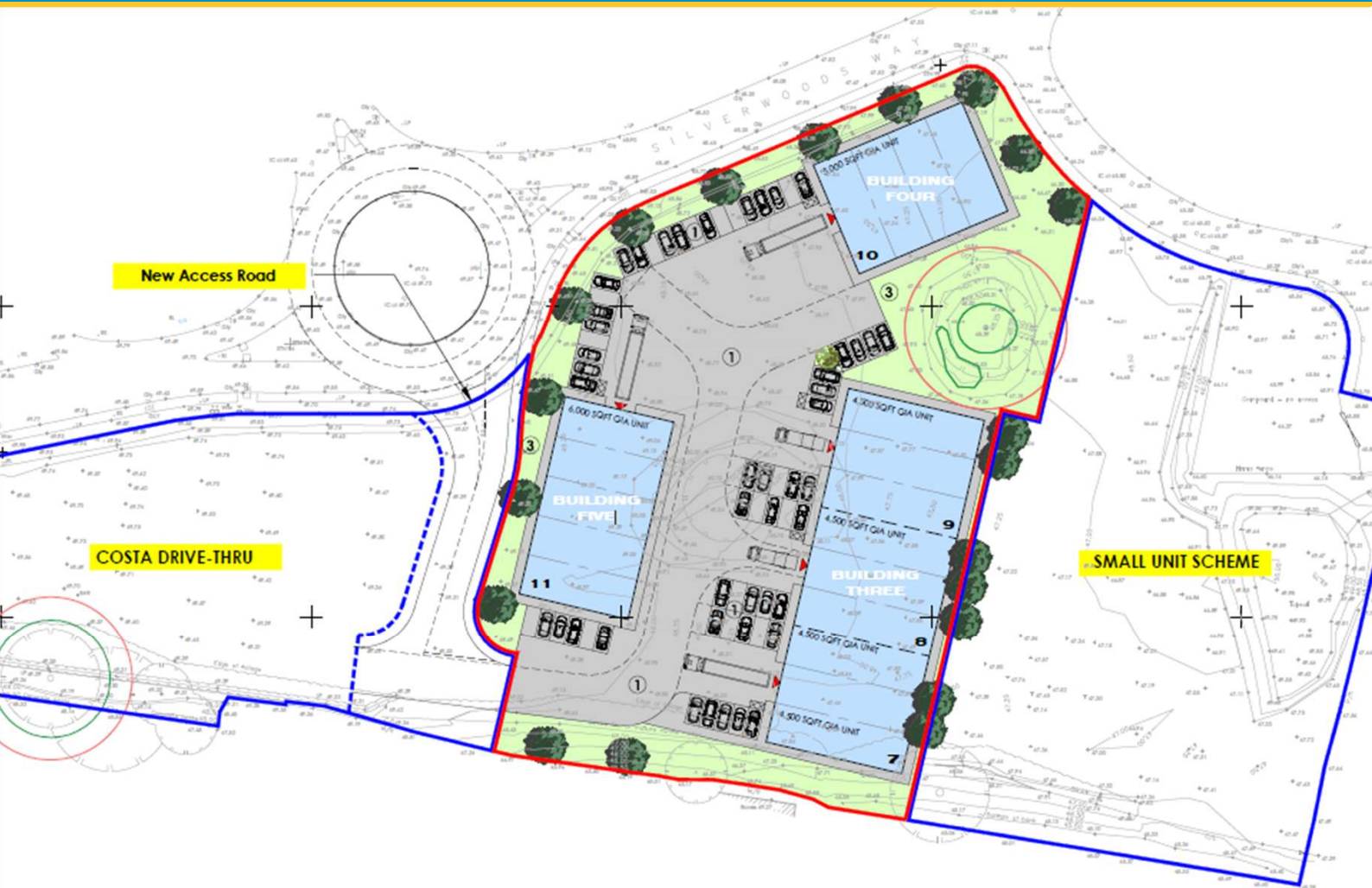


# NEW PROMINENT INDUSTRIAL / TRADE COUNTER UNITS

SILVERWOODS WAY, KIDDERMINSTER, DY11 7DT



## TO LET (MAY SELL)

### COMING SOON:

- Highly prominent proposed industrial / trade / roadside units totalling approx. 24,500 sq ft of built accommodation or bespoke units to occupiers' specification.
- Total plot size about 1.9 acres (0.8 Ha)
- Adjacent sites pre-let to Costa Coffee (Drive Thru) & Part Pre-sold for small unit scheme
- Located approximately 2 miles south west of Kidderminster town centre with frontage onto Silverwoods Way.
- Opposite Aldi and other nearby occupiers include Starbucks and KFC.

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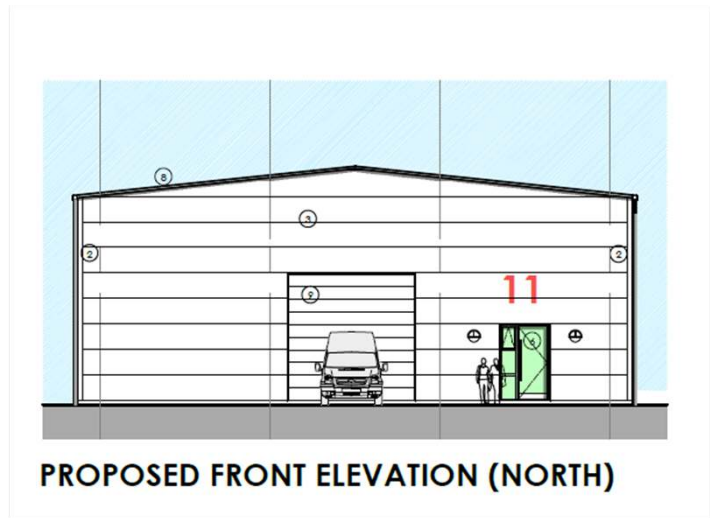
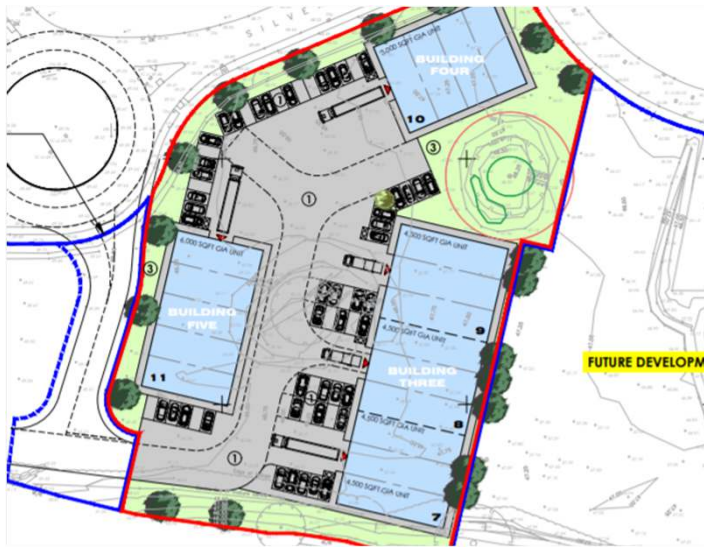
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# NEW PROMINENT INDUSTRIAL / TRADE UNITS

SILVERWOODS WAY, KIDDERMINSTER, DY11 7DT



## LOCATION

The site is located approximately 2 miles south of Kidderminster town centre with frontage onto Silverwoods Way and within an area experiencing rapid growth. Opposite the development is an Aldi supermarket and adjacent to the site is a brand new Costa Coffee drive thru' due for completion in 2021. Further to the west of the site is a new housing development currently under construction as well as a public house, leisure centre and care home facility. Also within close proximity are Starbucks, KFC and Halfords.

Silverwoods Way links to Stourport Road (A451) immediately to the east and the A442 to the west. Both routes provide easy access to nearby locations such as Stourbridge, Worcester and Stourport-on-Severn while Birmingham is located less than 20 miles north east.

## DESCRIPTION

The site consists of approximately 1.9 acres (0.8 hectares) of land which will benefit from a significant frontage onto Silverwoods Way. Access will be provided via a new junction which will join the existing roundabout and be shared with the proposed Costa Coffee drive thru'.

Each unit will be of steel portal frame construction surmounted by profile clad walls beneath a profile clad roof incorporating roof lights. Units can be built to suit occupier specification.

Planning approval for this phase of the development consists of 3 buildings totalling approximately 24,500 sq ft (2,276 sq m). The units will include associated parking, circulation space and HGV access.

## ACCOMMODATION

Planning approval has been granted for 3 buildings split into 5 units of the below sizes. However, the properties could be built to meet an occupier's optimum size.

Unit	Sq ft	Sq m
1	4,500	418.06
2	4,500	418.06
3	4,500	418.06
4	5,000	464.52
5	6,000	557.42
<b>TOTAL GIA</b>	<b>24,500</b>	<b>2,276.12</b>

## PLANNING

Planning approval has been granted by the Wyre Forest District Council for the erection of 24,500 sq ft of light industrial/warehouse space (Use Class B1, B2 and B8).

In respect of alternative layouts, sizes and uses within B1, B2 & B8. The development falls within the South Kidderminster Enterprise Zone Local Development Order, this will enable occupiers to design a property and to have a decision fast tracked.

We recommend interested parties make their own enquires to Wyre Forest District Council for further details.

