

**FOR SALE OR  
TO LET**

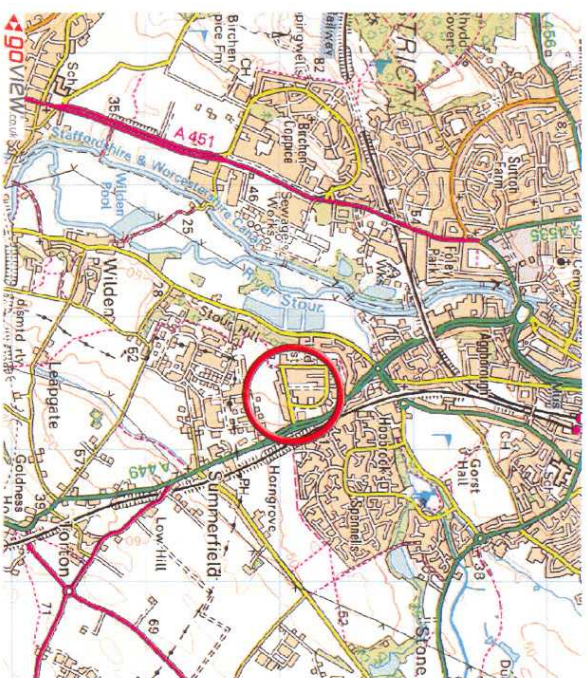
# **Hoo Farm Industrial Estate**

## **LARGE CORNER POSITION**



**Systems House, Frederick Road**  
**Hoo Farm Industrial Estate**  
**Kidderminster DY11 7RA**

**Approx. 19,959 sq ft**  
**(1,854 sq m)**  
**On a site of 1.04 acres**  
**(0.42 hectares)**



## LOCATION

The property is situated to the south of Kidderminster within the Hoo Farm Industrial Estate, off the A449 Worcester Road.

Kidderminster town centre is approximately 1.5 miles to the north of the property.

Occupiers in close proximity include John Tainton, Organically Coated Steels, MCD, Home Delivery Network Ltd.

## DESCRIPTION

The premises comprise factory approx. 16,624 sq ft (1,544 sq m) with roller shutter door access. The property has an eaves height of approx. 6.3m (20'8"). There are a number of offices arranged on ground and first floors.

Externally, there is a large car parking area to the front and side of the property.

## TENURE

Freehold

## LEASE DETAILS

A new fully insuring and repairing lease for a term by arrangement.

## RATING

Rateable Value £71,500  
 Rates Payable £31,302  
 The Uniform Business Rate for 2007/08 is 44.4p.

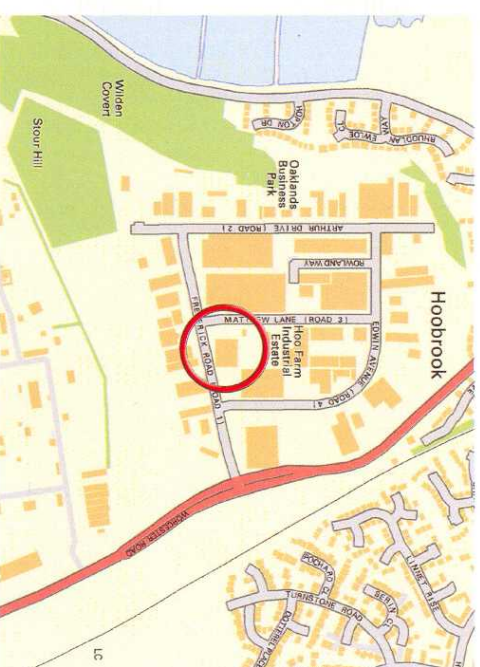
Interested parties are advised to make their own enquiries to Wyre Forest District Council for verification purposes.

## SALE/RENT

Price on application

## VAT

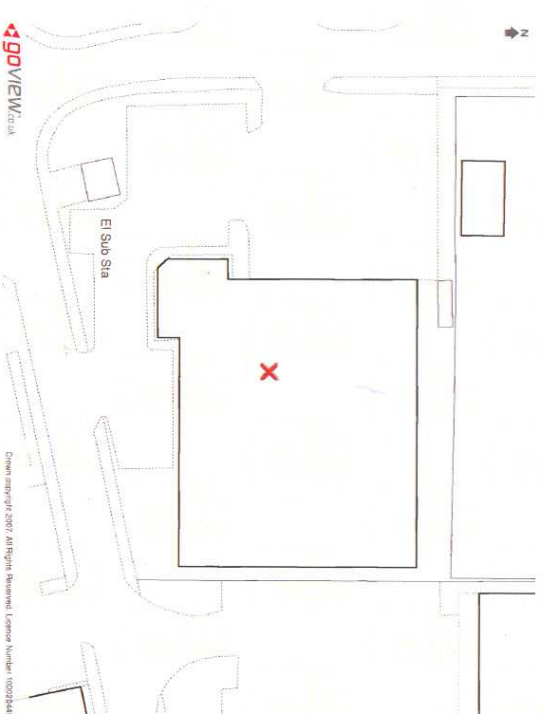
No VAT payable



## MISREPRESENTATION ACT

Messrs. Doolittle & Dalley LLP for themselves and for the vendors/sellers of this property whose agents they are, give notice that:

1. These particulars do not constitute, or constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley LLP or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give and neither Messrs. Doolittle & Dalley LLP or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.



## ACCOMMODATION

1,854 sq m - 19,959 sq ft

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by interested parties.

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