

# FOR SALE

## INDUSTRIAL WAREHOUSE



**whozoo.**

**WORCESTERSHIRE**

 **128 Sandy Lane, Stourport-on-Severn, Worcestershire DY13 9QB** Price **£325,000**



Property Type

**LIGHT INDUSTRIAL**



Size

**2,290 FT²**



Tenure

**FREEHOLD**



Borough

**WORCESTERSHIRE**



Planning Granted

**NO**



Existing Use

**B2 & B8**

### Tenanted



No

### Local Train Stations



Hartlebury (2.1 miles)  
Bewdley (3.5 miles)  
Kidderminster Town (4 miles)

### Local Amenities



Playland Fun Park (1.2 miles)  
Treasure Island (1.2 miles)  
Hartlebury Castle (2.2 miles)

### VAT Applicable



No

### Rateable Value



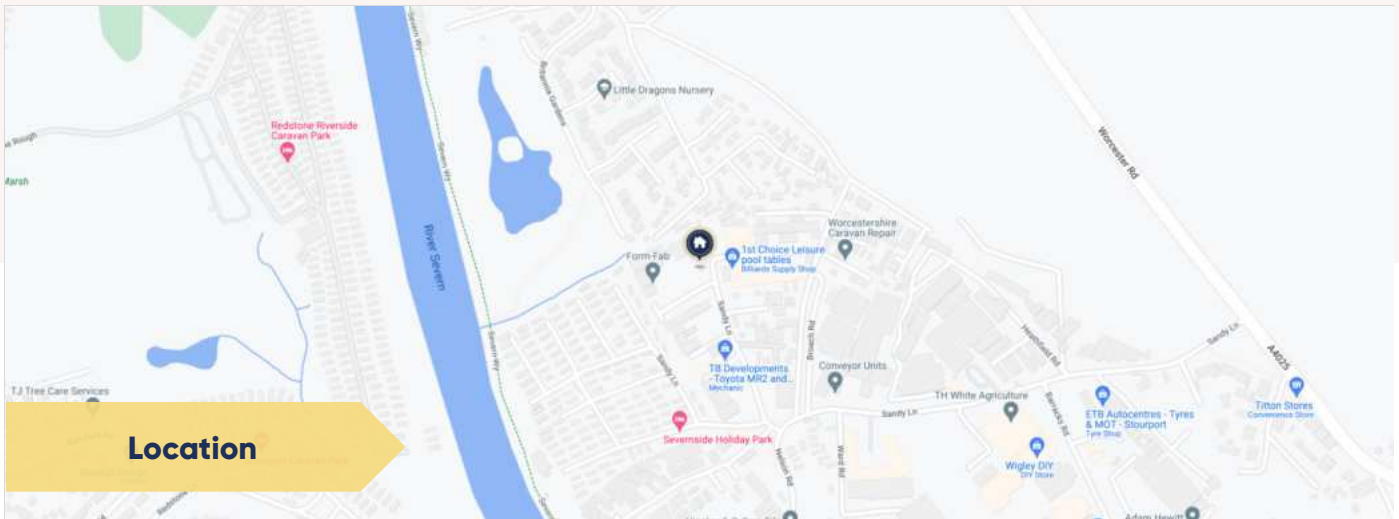
£14,750

### EPC



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### Location



### Additional Information

A well-presented warehouse with large walled and gated yard, suitable for a variety of industrial or storage uses on a well-known maintained estate. The unit is on the outskirts of Stourport which is easily accessed from junctions 5 & 6 of M5, both being approximately 11 miles distant, via A449 & A442 respectively.

The property is set within a 0.2 acre site. This detached unit is of steel portal framed construction with overhead lights in the warehouse. There are 2 W.C's, a kitchenette and a mezzanine level with an office. There is also a rear yard, with pedestrian access from the rear of the property.

There are 2 roller shutter entrances from the yard of c.4m width and 3.9m height. Min internal height of the unit is, 4.75m.

Sandy Lane Industrial Estate has many long term established occupiers with a range of national, regional and local businesses represented.





**0333 200 8330**



**info@whozoo.co.uk**



**www.whozoo.co.uk**



**07541 906 478**

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