

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

SERVICED OFFICE SUITES WITH  
ON SITE CAR PARKING



## REGUS COMMUNITY CENTRE, STOURPORT ROAD, KIDDERMINSTER, DY11 7QE VARIOUS SIZES AVAILABLE

- PROMINENT LOCATION
- ON-SITE CAR PARK
- VARIETY OF USES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## **LOCATION**

The property is located on Stourport Road within the Kidderminster area. It is situated in close proximity to the junction with Wilden Lane. The location provides access to the A451, which serves as a principal route connecting Kidderminster to Stourport-on-Severn. The nearest motorway is the M5, located approximately 10 miles away, providing access to the wider motorway network. Kidderminster Railway Station is located approximately 1.5 miles from the property, providing regular rail services. Kidderminster Town Centre is situated approximately 1 mile south of the subject premises.

## **DESCRIPTION**

The property comprises of a multi-storey office building of brick built construction surmounted by a pitched tiled roof. Internally, the premises comprise a range of serviced office accommodation including private offices, coworking spaces and meeting rooms. The suites benefit from carpeted floor coverings, plastered and painted walls, suspended ceilings incorporating LED lighting, and are fitted with office furniture. The accommodation also benefits from kitchen facilities, meeting room provisions including presentation equipment, and WC facilities. Externally, the property benefits from designated access points and associated car parking.

## **TENURE/RENT**

POA

## **MONEY LAUNDERING**

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## **VAT**

We understand that the property is elected for VAT.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred during this transaction.

## **VIEWING**

Strictly by prior appointment with sole agents,  
Mason Young Property Consultants.

## **CONTACT DETAILS**

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