

WATLING
REAL ESTATE

Edwards.

GREENHILL WORKS, BIRMINGHAM ROAD, KIDDERMINSTER DY10 2SH

SUBSTANTIAL FREEHOLD INDUSTRIAL AND WAREHOUSE COMPLEX OFFERING EXCEPTIONAL
ALTERNATIVE USE POTENTIAL S.T.P.



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HIGHLIGHTS

- ▶ Substantial freehold industrial and warehouse complex of approx. 154,743 sq. ft. G.I.A. on a large 6.6 acre site
- ▶ Advantageous dual access off A456 Birmingham Road and Hurcott Road
- ▶ Excellent connectivity via major arterial A456 Birmingham Road to J3 and J4 of the M5 and Birmingham City Centre
- ▶ Kidderminster Town Centre, Crossley Retail Park, Kidderminster Train Station, Aggborough Stadium and Kidderminster College are all a short walk from the property
- ▶ Part income producing, generating £44,200 p.a.
- ▶ Exceptional alternative use potential, notably residential redevelopment S.T.P
- ▶ Value-add asset management opportunities include subdivision and reconfiguration which will yield significant rental uplift

OFFERS IN THE ORDER OF

£4,500,000

INVITED FOR THE FREEHOLD INTEREST

reflecting a capital value of only £29 per sq.ft.

LOCATION

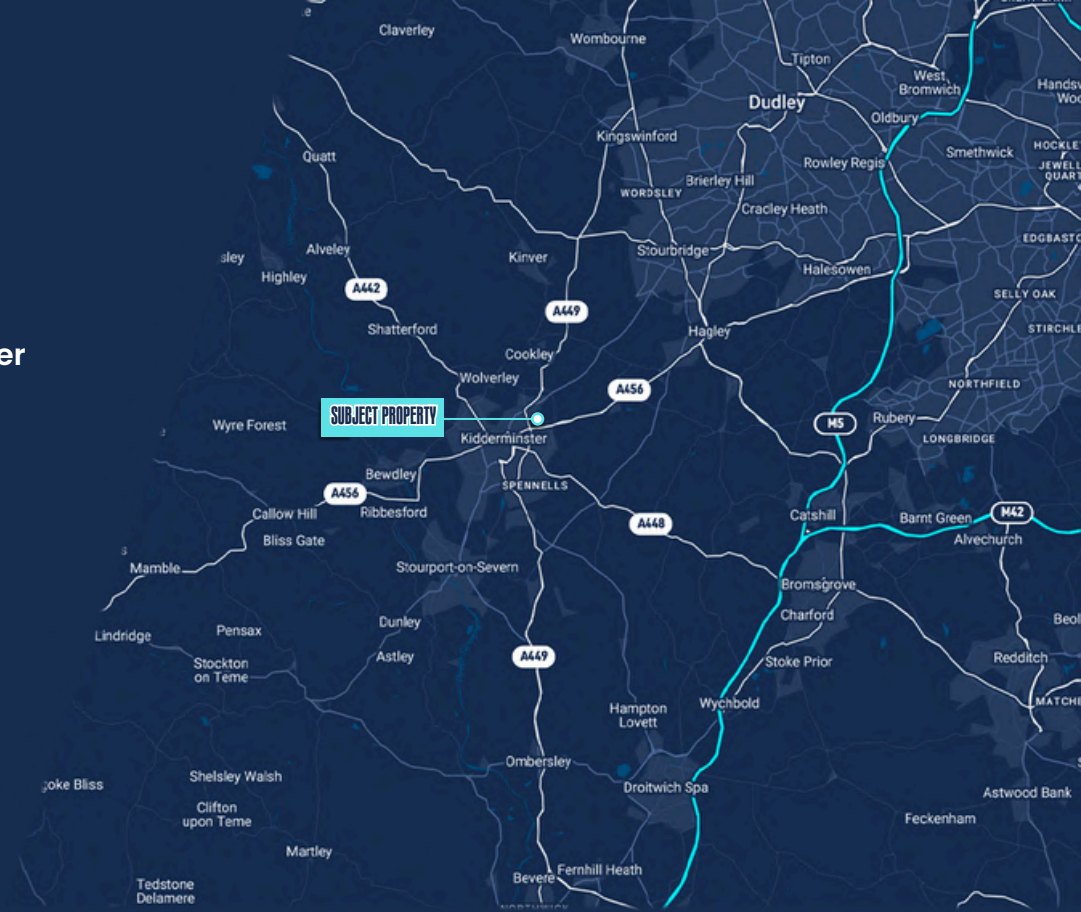
The property is located approx. 1.5 miles north-east of Kidderminster Town Centre within the established Greenhill Industrial Estate.

Kidderminster is approx. 15 miles north of Worcester and 18 miles south-west of Birmingham City Centre and is the administrative centre for the Wyre Forest District.

The property benefits from dual access off the major arterial A456 Birmingham Road to the south and Hurcott Road to the north. The A456 Birmingham Road is a key trunk road for the region linking Kidderminster with J3 and J4 of the M5 and Birmingham City Centre.

The property is situated within a predominantly residential area save for a small terrace of trade counter units immediately to the south.

Kidderminster Town Centre, Crossley Retail Park, Kidderminster Train Station, Aggborough Stadium, Kidderminster College and various local schools are all a short walk from the property. Kidderminster Train Station provides direct and regular services to Birmingham Snow Hill, Worcester Foregate Street and Stratford upon Avon.





Weavers Wharf Shopping Centre

Kidderminster College

Kidderminster Train Station

Aggborough Stadium

King Charles I School





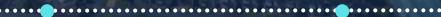







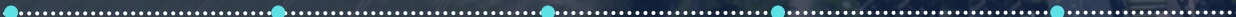
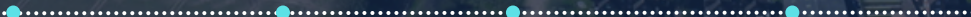



Offmore Primary School

Holy Trinity School

Crossley Retail Park

The Property

A456

 Car	M5	M6	Worcester	Birmingham	M54
	18 mins	26 mins	26 mins	35 mins	40 mins
					
 Train	Droitwich	Worcester	Birmingham	Stratford-upon-Avon	
	11 mins	18 mins	39 mins	94 mins	
					
 Walking	King Charles I School	Kidderminster Train Station	Crossley Retail Park	Kidderminster College	Aggborough Stadium
	20 mins	20 mins	30 mins	30 mins	30 mins
					

PROPERTY

The property comprises a substantial industrial and warehouse complex totalling approx. 154,743 sq. ft. on a large 6.6 acre site.

The property is made up of units of varying size, age, specification, and condition which have been acquired, constructed, and extended since the 1920s. The property was previously occupied by Adam Carpets and utilised for the manufacture, storage, and distribution of high quality carpet. The property has benefitted from a robust maintenance programme and therefore is in good condition.

The original industrial accommodation is of brick and block construction with north-lit steel truss roofs covered by asbestos cement sheeting. The original accommodation has been augmented by later steel portal frame extensions with part brick, part steel clad elevations and mono and pitched steel profile lined roofs. Loading is via various manual and electric roller shutter doors to the south, north east, and centre of the site.

Internally, the floors are concrete throughout and generally in good condition. The main industrial and warehouse accommodation is heated by way of gas hot air blowers. Internal clear eaves heights vary across the property up to 7.2m.

The principal office accommodation is located to the south of the site immediately adjacent to the main entrance and provides a mix of cellular and open plan accommodation with staff welfare facilities.

The yard is part concrete, part gravel surfaced.

The property is substantially vacant but there are four occupied units to the north of the site. Further detail is provided within the Tenancy section.



ACCOMMODATION

We understand the property provides the following approximate gross internal floor areas:

AREA	SQ.M.	SQ.FT.
Main Works	8,553	92,064
Dye House	2,794	30,074
Units A, D, E, & G	1,854	19,956
Unit B	379	4,080
Units C1 & C2	684	7,363
Unit F	112	1,206
Total	14,376	154,743

TITLE

The property is held freehold under title no's WR146704 and WR76406.



TENANCY

The property is part occupied on the following terms:

UNIT	B	C1	C2	F*
TENANT	J T Patterns Ltd	Peak Building Ltd	Peak Safety Services Ltd	Allness IT Ltd
RENT	£12,500 p.a.	£8,500 p.a.	£11,800 p.a.	£11,400 p.a.
EXPIRY	Holding over	14/11/25	30/09/25	24/09/29
BREAK	n/a	n/a	n/a	Mutual option 24/09/26
£ PER SQ.FT.	£3.06	£2.75		£9.45

*Lease to Allness IT Ltd is outside the LL+T Act 1954.

Copies of the leases are contained within the Marketing Pack.

PLANNING

The site is designated as 'Employment Land' within the Wyre Forest District Council Local Plan. Uses falling within classes B2, B8 and Class E (offices), along with research and development and light industrial uses will be supported.

Adam Carpets secured outline planning consent in March 2024 for the development of 1no. 4 bed house and 5no. 2 bed bungalows on land immediately to the north of the site. This land also formed part of the 'Employment Land' allocation. The land (highlighted red on the adjacent plan) was subsequently sold by Adam Carpets, but the access road off Hurcott Road (highlighted yellow on the adjacent plan) was retained. The buyer of the land (highlighted red) is contractually bound, subject to a s73 application or new planning permission, to widen the access road to 4.5m, with a 2m footpath either side, to ensure the new access road is sufficient for redevelopment of the wider estate to residential.

In light of the above consent, and the fact the property is situated within a predominantly residential area, we believe the property offers residential redevelopment and alternative use potential subject to planning.

The vendor has commissioned a Planning Review of the site which provides additional information. A copy of the Planning Review is available within the Marketing Pack.



FURTHER INFORMATION

BUSINESS RATES

Unit	Main Site	B	C2	F
Rateable Value (25/26)	£302,500	£16,750	£16,750	£7,000
Rates Payable	£167,888	£8,358	£8,358	£3,493

EPC

EPCs are available within the Marketing Pack.

SERVICES

We understand there are two electricity supplies of 585 kVA and 70 kVA feeding the units to the west and east side of the estate road respectively.

We understand all mains services are connected and in working order however interested parties should rely on their own enquiries.

MARKETING PACK

Scan the QR code to access the Marketing Pack or contact Watling Real Estate.

VIEWINGS

Strictly by appointment with Watling Real Estate or Edwards Property Consultants only.

OFFERS

Offers in the order of £4.5 million invited for the freehold interest subject to contract.

VAT

All prices are quoted exclusive of VAT.

COSTS

Each party is to be responsible for their own costs incurred in the transaction.

AML

To comply with Anti-Money Laundering Regulations, the successful purchaser will be required to provide details on the source of funds and ultimate beneficial owners.

CONTACTS

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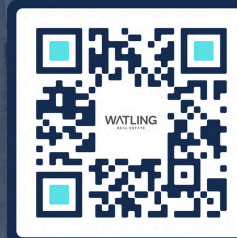
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DAN CROSSLEY

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On the instructions of Joph Young and Conrad Beighton, acting as Joint Administrators of Adam Carpets Limited. The affairs, business and property of the Company are being managed by the Joint Administrators who act without personal liability.

Subject to Contract
Property Reference: 223098
May 2025

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