

FINEPOINT

KIDDERMINSTER

ACCENT ON DETAIL

Kidderminster

A NEW 18 ACRE
WAREHOUSE/INDUSTRIAL DEVELOPMENT

Phase One speculative industrial/distribution units
from 5,600 - 11,000 sq ft under construction.
For Sale/To Rent

FINEPOINT

PLANNED TO PERFECTION

PHASE ONE - For sale/to let speculative warehouse/industrial units

Finepoint offers a high profile location with direct access off the A451 Stourport Road, approximately 5 miles, north of Junction 5 of the M5 motorway and just 5 miles south of Kidderminster town centre. The location provides excellent communication links allowing easy access to the motorway network via the M5 and M42.

The infrastructure and environment of the development convey its status as a major UK distribution centre, and the buildings are designed specifically to attract companies occupiers who will take advantage of prime location, high quality presentation and specification of the units.



Total development 323,350 sq ft

SPATIALLY AWARE

| UNIT | B2/B8 | OFFICE | TOTAL | PARKING |
|------|---------------|--------------|---------------|----------|
| 1 | 100,000 sq ft | 20,000 sq ft | 120,000 sq ft | 155 cars |
| 2 | 42,000 sq ft | 4,000 sq ft | 46,000 sq ft | 44 cars |
| 3 | 18,000 sq ft | 2,000 sq ft | 20,000 sq ft | 18 cars |
| 4 | - | 20,000 sq ft | 20,000 sq ft | 62 cars |
| 5 | - | 12,000 sq ft | 12,000 sq ft | 37 cars |
| 6 | - | 18,750 sq ft | 18,750 sq ft | 58 cars |
| 7 | 6,000 sq ft | 500 sq ft | 6,500 sq ft | 14 cars |
| 8 | 5,000 sq ft | 600 sq ft | 5,600 sq ft | 12 cars |

Units from 5,600 sq ft - 11,100 sq ft with completion in Spring 2007.

The skilled workforce within and around Worcestershire is a key driver in attracting and retaining small businesses and large multinationals.

Planning permission has been granted for B1(c), B2 and B8 uses in order to facilitate a broad range of uses from production to logistics.

The units will both be available on a leasehold or potentially freehold basis. Terms available upon request.



| UNIT | B2/B8 | OFFICE | TOTAL | PARKING |
|------|--------------|-------------|--------------|---------|
| 9 | 5,000 sq ft | 600 sq ft | 5,600 sq ft | 12 cars |
| 10 | 5,000 sq ft | 600 sq ft | 5,600 sq ft | 12 cars |
| 11 | 9,000 sq ft | 1,200 sq ft | 10,200 sq ft | 12 cars |
| 12 | 9,000 sq ft | 1,000 sq ft | 10,000 sq ft | 12 cars |
| 13 | 9,000 sq ft | 1,000 sq ft | 10,000 sq ft | 12 cars |
| 14 | 10,000 sq ft | 1,100 sq ft | 11,100 sq ft | 12 cars |
| 15 | 10,000 sq ft | 1,000 sq ft | 11,000 sq ft | 12 cars |
| 16 | 10,000 sq ft | 1,000 sq ft | 11,000 sq ft | 12 cars |

All measurements are Gross Internal Areas.

FINELY TUNED

Made to measure - design and build opportunities to suit occupiers bespoke requirements.

12 metre eaves

50 kN/per sq m

Minimum 28 metre yard depth

Self-contained units

24 hour access

Secure yards

All main services supplied

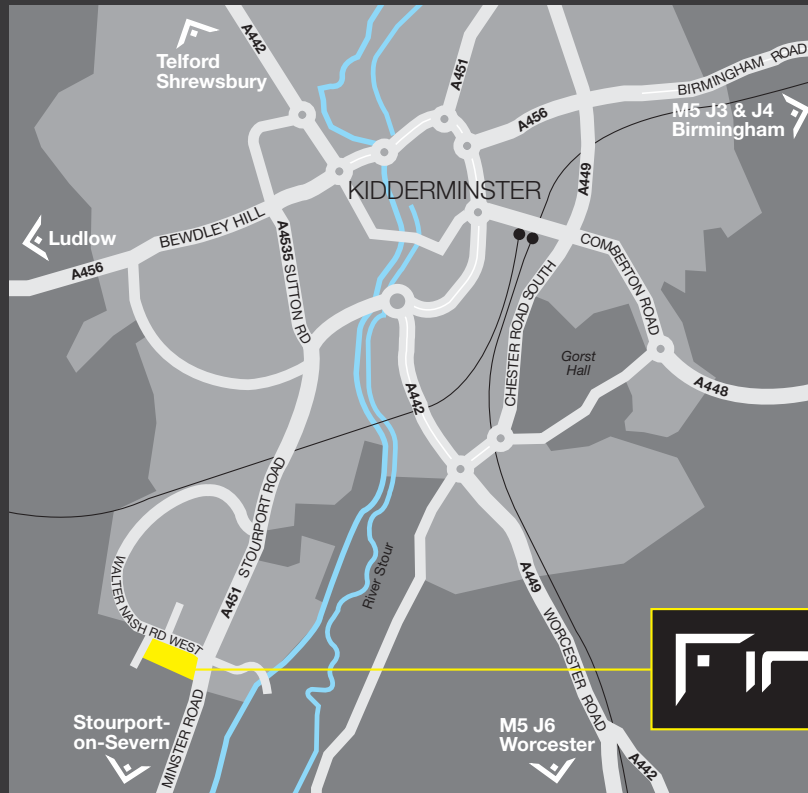
Ample car and HGV parking

A joint development by

GRAFTONGATE
DEVELOPMENTS
Logistics Solutions

and

HIGHCROSS



| | |
|---------------|------------|
| Worcester | 11.5 miles |
| Black Country | 18.5 miles |
| Birmingham | 21 miles |
| Wolverhampton | 21 miles |
| Manchester | 95 miles |
| London | 130 miles |
| Leeds | 145 miles |

FINEPOINT

CENTRE STAGE



Finepoint Kidderminster is centrally located in the UK close to the M5/M42 interchange and within easy reach of the Midlands, South Wales and the North West via the M6. The South Coast and London are also readily accessible.

www.finepointkidderminster.com



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Misrepresentations Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2006.