



TO LET

LOW-COST INDUSTRIAL DISTRIBUTION WAREHOUSE PREMISES

**UNIT 3, CRUTCH FARM, CRUTCH LANE, DROITWICH,
WORCESTERSHIRE, WR9 0BG**



10,361 sqft

(962 sqm) approx

COMPETITIVE RENT BASED ON £4.00 per sqft ONLY

CONCRETE YARD AREA & LED LIGHTING

GATED FARM ESTATE LOCATION 1.5miles OF J5 M5



LOCATION

The premises are conveniently located on Crutch Lane, Elmbridge which leads to the B4065 Bromsgrove Road, in turn provides access to the main A38 Worcester Road.

Droitwich town centre lies approximately 1.5 miles to the south with junction 5 of the M5 motorway approximately 1.5 miles distant to the east. The M5 provides access to the M42, M40 and M6 national motorway networks.

DESCRIPTION

The property comprise an end terraced building of steel portal frame construction with profile clad elevations. The property provide a concrete floor and part block/part profile clad elevations surmounted by a fibre cement roof incorporating translucent roof lights. The warehouse areas are lit by way of new LED lights.

The warehouse is accessed via a roller shutter door to gable elevations (4.9m w x 4.1 h) and personnel door also provided for. The minimum eaves height extends to approximately 3.8 metres with 3.1m minimum working height.

Externally, the units benefit from a concrete yard / parking area to the front elevation with shared welfare facilities (kitchen and WC accommodation) provided for onsite.





SCHEDULE OF ACCOMMODATION

	SQFT	SQM
Warehouse	10,361.4	962.6
TOTAL GIA	10,361.4	962.6

AVAILABILITY

The unit is available on new full repairing and insuring lease based on a headline rent of £4.00 per sqft.

SERVICES

Unit 3 benefits from mains 3-phase electric, water and tank sewerage.

PLANNING

The property provides consent for storage and distribution purposes only with out-of-hours working restrictions. Further information on request.

ANTI-MONEY LAUNDERING

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

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

Strictly via sole agents:

Harris Lamb

Tel: 0121 - 6559455
Contact: Neil Slade
Email: neil.slade@harrislamb.com

Date: July 2025

SUBJECT TO CONTRACT



