

TO LET

UNIT 2 WEST STONE

BERRY HILL INDUSTRIAL ESTATE, DROITWICH, WR9 9AS



INDUSTRIAL/WAREHOUSE PREMISES

2,651 sq ft (246.23 sq m) (Approx. Total Gross Internal Area)

- Located on a well-established industrial estate
- 3 miles from Junction 5 of M5
- Availability immediately
- Flexible terms available

LOCATION

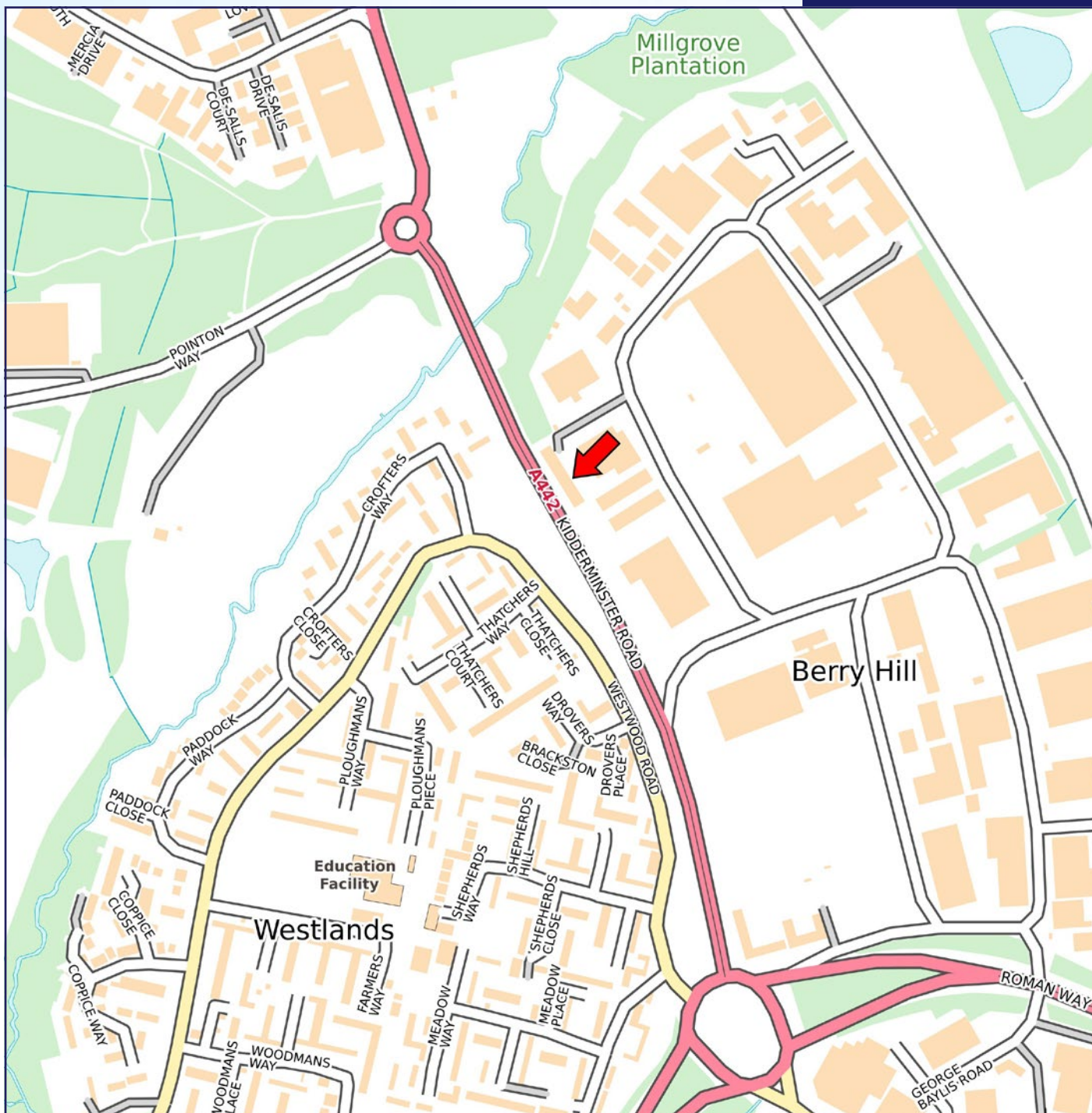
The property is located on Berry Hill Industrial Estate, approximately 2 miles North of Droitwich Spa Town Centre and 7 miles North of Worcester City Centre.

Junction 5 of the M5 Motorway is approximately 3 miles distant.

DESCRIPTION

The property comprises a mid-terraced industrial unit of steel portal frame construction. The roof is of double skin insulated profile metal sheeting incorporating translucent panels, the elevations are of profile metal sheet and block construction and the floor is concrete. The eaves height is approximately 4.3 metres and both a loading and personnel door are provided to the front elevation. New LED lighting is provided within the warehouse and an office is provided to the front of the unit at first floor level. W/C facilities will be provided upon completion. Car parking and loading is provided directly in-front of the unit.

POSTCODE: WR9 9AS



ACCOMMODATION

	SQ M	SQ FT
Warehouse	235.84	2,539
First Floor Office	10.39	112
TOTAL Approx. Gross Internal Area	246.23	2,651

AVAILABILITY

The property is available on a new full repairing and insuring lease on terms to be agreed. Consideration will also be taken to flexible terms from 6 months.

RENTAL

£16,000 per annum (exclusive)

BUSINESS RATES

Rateable Value (2023) - £15,000

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of the estate road. Further details are available upon request from the agents.

EPC

EPC C (56)

VAT

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



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from a solicitor or surveyor.

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.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any lease transaction.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G7140 Date: 06/24

Harris Lamb Limited Conditions under which particulars are issued.

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