

INDUSTRIAL/WAREHOUSE UNIT



D2 & D3, Salwarpe Business Park, Salwarpe Road, Droitwich

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|---|----------------------------------|
|  Richard Johnson | • 3,224 sq ft (299.75 m2) |
|  Sephie Portwood | • Open Plan Warehouse |
|  01789 415628 | • WC, Offices & Breakout/Kitchen |
|  richard@westbridgecommercial.co.uk | • 8 Parking Spaces |
|  www.westbridgecommercial.co.uk | • £39,950 per annum + VAT |

D2 & D3, Salwarpe Business Park, Salwarpe Road, Droitwich, WR9 9BN

Location:

Heading to Droitwich from the Eastern direction on the A38 at the roundabout next to Landrover take the first exit, carry on along last Lidl on your left and at the next round about take the second exit from the roundabout onto Salwarpe Road, Salwarpe Business Park is located on the left hand side half way along the road. Building D is the last building on the right hand side.

Description:

The unit is accessed via a pedestrian door into a ground floor office room with kitchen facility, from this room is a door to the open plan warehouse which has two roller shutter access doors, high bay LED lights and power floated concrete floors. If required the unit interconnects with D7 and then D8 although these openings could be blocked up and the unit be let as a self contained unit. The warehouse also has access to a further door that leads to a ground floor toilet and staircase to the first floor lobby which either leads to a kitchen/breakout room or a open plan office room.

Externally there are 8 parking spaces with further spaces to rent on the estate by separate arrangement. The site can be accessed 24/7 via a set of security gates and code system.

Floor Area:

Gross Internal Area (GIA) is 3,224 sq ft (299.75 m2)

Price:

£39,950 Per Annum

Service Charge:

£962.06 + VAT (2026)

Rateable Value

£33,250 - 1st April 2026, source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

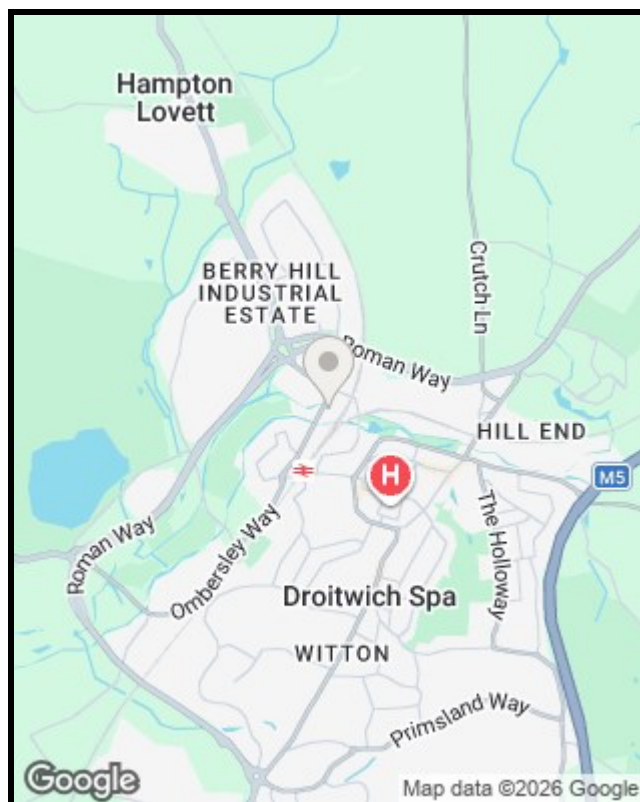
EPC:

The Energy Performance Rating of the property is = B.

A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:



Richard Johnson:

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.

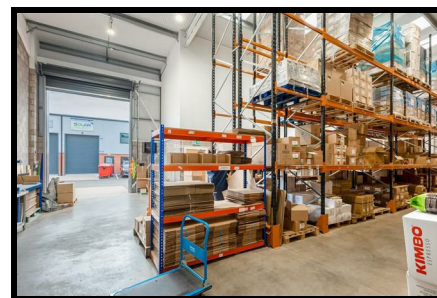
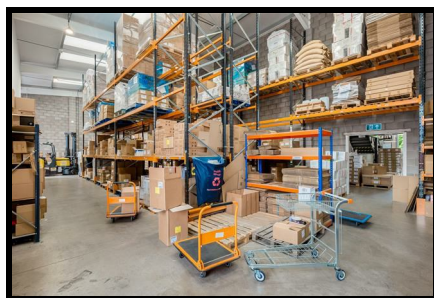
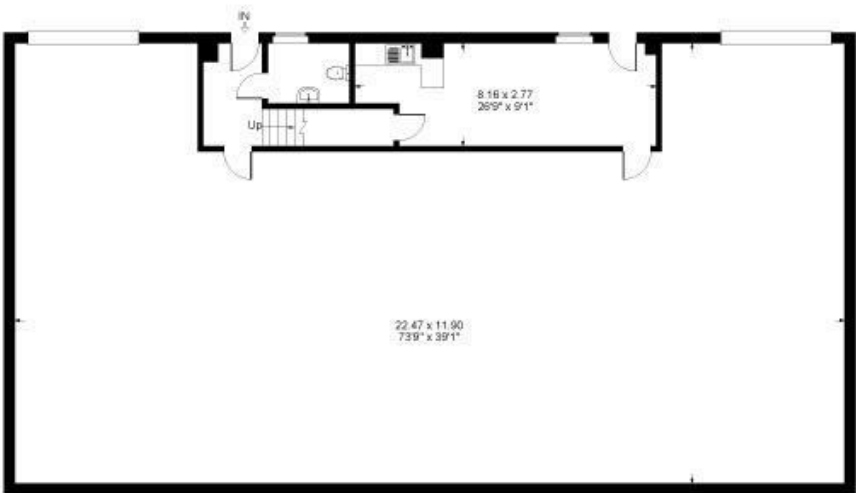




Illustration for identification purposes only,
measurements are approximate, not to scale.



D2 & D3 Ground Floor



D2 & D3 First Floor

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