

INDUSTRIAL / WAREHOUSE UNIT



D2, D3, D7 & D8, Salwarpe Business Park, Droitwich, WR9 9BN



Richard Johnson



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- Three Units Available as a Whole or Parts
- Open Plan Warehouse
- WC, Offices & Breakout/Kitchen
- 12 Parking Spaces
- £94,758 pa + VAT

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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:

All three units are located on the popular Salwarpe Business Park in Droitwich which was constructed in 2021. The estate houses a number of small to medium sized business and larger trade counter operators such as Screwfix, Toolstation, Paintwell & APD Auto Parts. The site itself is gated but accessible 24 hours a day via an entry system.

Unit D2/D3 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.

Unit D7 is an end of terrace unit with the use of four allocated parking spaces, there are additional spaces to let on the estate by separate arrangement.

The property is accessed via a aluminium pedestrian door into a L shaped office with kitchen facilities and a disabled access toilet with shower. The balance of the ground floor is open plan and there is an interjoining door to D8 and D2/3 to the rear if any tenant wanted to let all four units that the owner occupier currently owns. There is a steel staircase to the first floor mezzanine deck area with hand rail and loading gate. The unit has LED lighting, three phase power and an electrically operated roller shutter door.

Unit D8 is an end of terrace unit with the use of four allocated parking spaces, there are additional spaces to let on the estate by separate arrangement. The property is accessed via a aluminium pedestrian door into a hall way and to the right is a reception/waiting area with disabled accessed toilet and store room to the left. There is a larger store room/office below this that used to act as a show room for the current owner occupiers. Beyond this area to the right is a ground floor warehouse which is accessed via a set of ground floor double aluminium doors.

At first floor level the unit has a directors office with front elevation window, a main open plan office with window to the front elevation two further office rooms with windows to the side elevation and a fifth room with no window. Additionally there is a kitchen/break out room and a standard sized toilet. The offices are air conditioned, carpeted and have suspended ceiling LED lights set within them with ample 13 amp socket and data outlets.

Floor Area:

Gross Internal Area (GIA) is 8,540 sq ft (794.06 m2).

Price:

£94,758 Per Annum

Tenure:

New Lease Available.

Service Charge:

D3 & D4 :- £962.06 + VAT (2026)

D7 :- £472.52 + VAT (2026)

D8 :- £477.19 + VAT (2026)

Rateable Value

D2 & D3 :- £33,250 - 1st April 2026, source: www.voa.gov.uk.

D7 :- £16,000 - 1st April 2026, source: www.voa.gov.uk.

D8 :- £16,500 - 1st April 2026, source: www.voa.gov.uk.

Rates Payable:

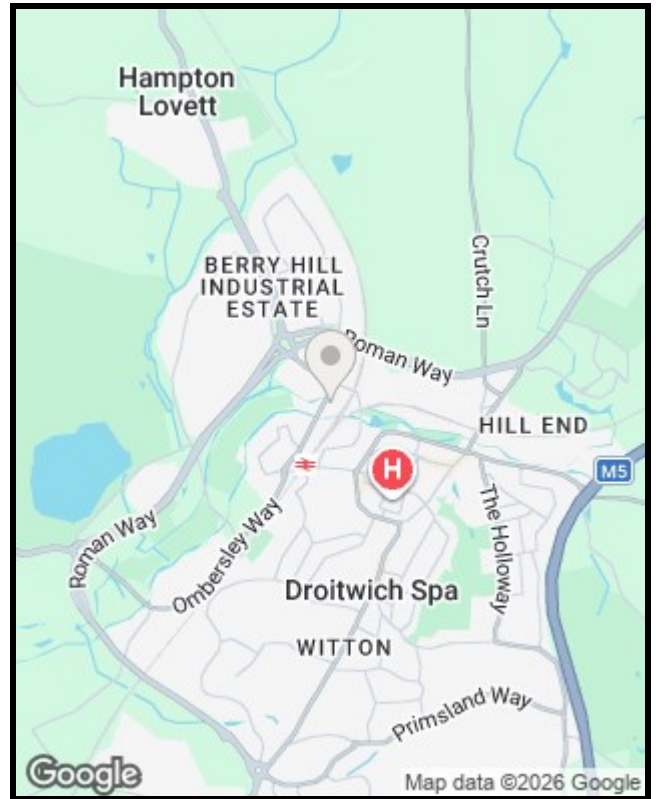
The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier 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 £2000 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:

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1st Floor Offices
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Stratford Upon Avon
CV37 6BL
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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.



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