

RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR



INDUSTRIAL / WAREHOUSE UNITS

UNITS FROM 621 SQ FT – 40,677 SQ FT
(58 SQ M - 3,779 SQ M)

Indicative refurbishment image

TO LET

REFURBISHED
UNITS AVAILABLE

RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR

TO LET

UNITS FROM
621 SQ FT – 40,677 SQ FT
(58 SQ M - 3,779 SQ M)

Description

The buildings are generally of steel portal frame construction with concrete floors, internal block and plaster sub-dividing walls and a minimum eaves height of 6m, to an apex of 8m. The units benefit from roller shutter doors, a 3-phase power supply, internal block built offices and WCs. Externally, the units have ample yard and parking provision.



- Zone 1 - Building 326
- Zone 2 - Building 329
- Zone 3 - Building 341
- Zone 4 - Building 325 & 342
- Zone 5 - Rear Units & Plots
- Zone 6 - Yards

UNIT 06 - AVAILABLE TO LET

UNIT 6, BUILDING 329

3,827 Sq Ft (355.54 Sq M)

Guide Rent: £32,750 per annum

Rateable Value: £20,500

EPC: Energy Performance Rating D

The property is of steel portal framed construction with concrete floor, max working height of 6m. The unit benefits from an electric roller shutter door 3.56m (w) x 4.34m (h), 3-phase power supply, LED lighting, 2 x toilets and an internal block-built office with LED Lighting and carpets. Externally the property benefits from a loading area and dedicated parking.

RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR

TO LET

UNITS FROM
621 SQ FT – 40,677 SQ FT
(58 SQ M - 3,779 SQ M)

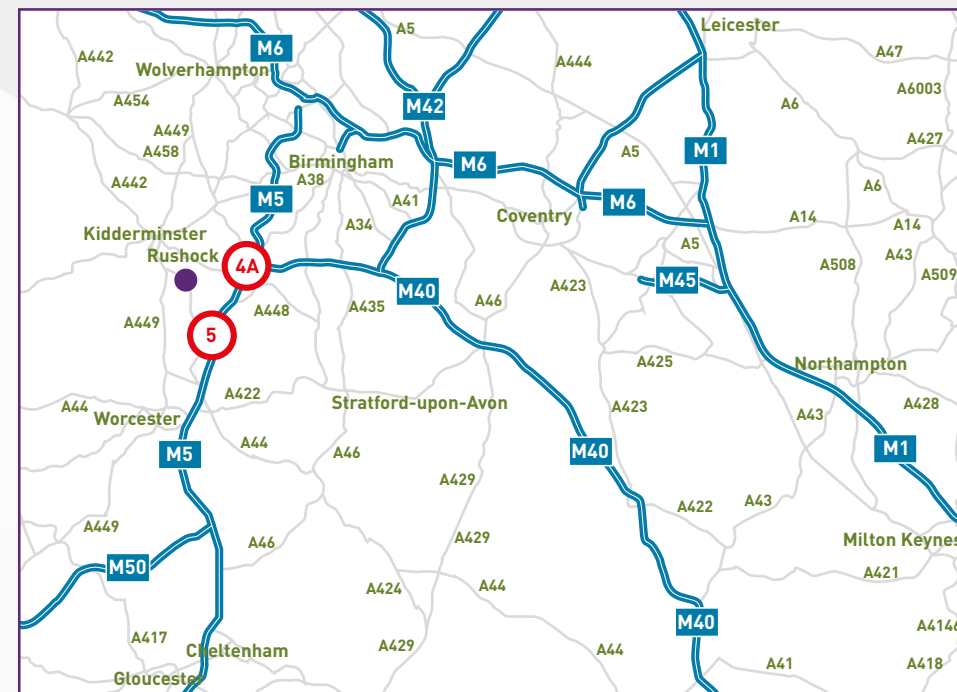
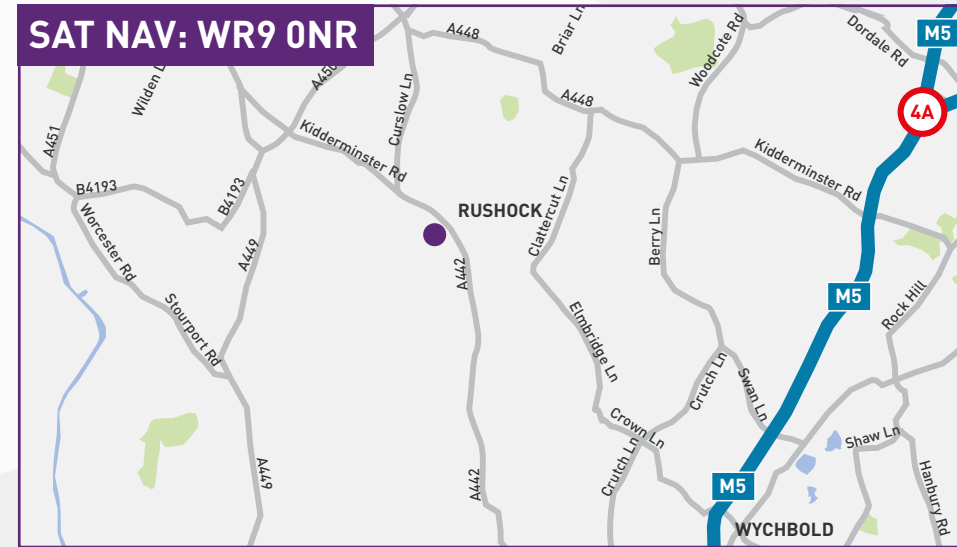


Location

Rushock Trading Estate is located just off the Droitwich Road (A442) 5 miles north of Droitwich, 6 miles south-east of Kidderminster and 20 miles from Birmingham City Centre.

The M5 Motorway (Junction 5) is approximately 6 miles from the estate. Rushock Trading Estate is 7 miles from Bromsgrove, where the M5 joins the M42. The nearest train station is Hartlebury with Kidderminster, Droitwich and Bromsgrove also nearby, which provide excellent train links to Birmingham, London and the wider rail network.

SAT NAV: WR9 0NR



RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR

TO LET

UNITS FROM
621 SQ FT – 40,677 SQ FT
(58 SQ M - 3,779 SQ M)

VAT

All figures quoted are subject to VAT at the prevailing rate.

Rates

Interested parties are advised to contact the local valuation office for further information.

Rent

Upon application.

Availability

For further information and availability, please contact:



Charles D'Auncey
charles.dauncey@harrislamb.com

Sara Garratt
sara.garratt@harrislamb.com

01905 728 444
0121 561 7888
fishergerman.co.uk



Lauren Allcoat
lauren.allcoat@fishergerman.co.uk

Rob Champion
rob.champion@fishergerman.co.uk

IMPORTANT NOTICE: Harris Lamb and Fisher German give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated May 2024.



INDICATIVE REFURBISHMENT IMAGE

Managed by

MK2
REAL ESTATE

HELPPDESK NUMBER
0121 214 1970

Asset Manager

Caissoni