



TO LET

REFURBISHED INDUSTRIAL WAREHOUSE UNIT with OFFICES

UNIT 1 WEST BANK, BERRY HILL INDUSTRIAL ESTATE
DROITWICH, WORCESTERSHIRE, WR9 9AP



59,135 sqft

(5,493 sqm) GIA approx

INDUSTRIAL WAREHOUSE WITH GROUND AND FIRST FLOOR OFFICES

EXCELLENT ACCESS TO J5 M5 & FRONTAGE TO MAIN A442

FENCED AND GATED SITE WITH ONSITE PARKING

AVAILABLE AUTUMN 2023 FOLLOWING REFURBISHMENT TO INCLUDE NEW ROOF





LOCATION

The property is situated on the Berry Hill Industrial Estate, with a frontage to the A442 Droitwich to Kidderminster Road. Droitwich Town Centre is approximately 1 ½ miles to the South of the property. Communication links are good with Junction 5 of the M5 Motorway being approximately 3 miles distant via the A38 Bromsgrove to Worcester Road.

DESCRIPTION

The property is currently undergoing a full refurbishment for occupation Q3 2023. The warehouse is of two bay steel portal frame construction, with part brick/clad elevations and an eaves height of approximately 4.3m. The warehouse is to benefit from a new profile clad roof with LED lighting and access via a level access roller shutter door to the side elevation and a rear dock level loading door.

A ground and first floor office block is constructed to the front elevation to the front are part single storey and part two storey. Incorporated within this area is a canteen, works and office WCs and various cellular and open plan meeting rooms and offices. The specification in the offices is good with suspended ceilings and CAT II lighting as well as central heating and carpeting.

Externally the site has two vehicular access points from the estate roads on Berry Hill and there are reasonable surfaced car parking and yard areas.

ACCOMMODATION

| AREA | SQM | SQFT |
|-----------------------------|----------------|-----------------|
| Warehouse | 4,442.8 | 47,822.3 |
| Warehouse Stores/ Amenities | 639.7 | 6,885.7 |
| FF Offices | 411.3 | 4,427.2 |
| TOTAL GIA (approx) | 5,493.8 | 59,135.2 |





AVAILABILITY/ RENT

The property is available by way of a new full repairing and insuring lease. The guide rent is based on £5.95 per sqft.

BUSINESS RATES

2023 Rateable Value: £182,000

EPC

EPC Rating D (88) – a new EPC to be confirmed further to completion of landlord works.

SERVICES

It is understood that the premises benefit from all mains services. Applicants are advised to make their own enquiries of the relevant utility companies.

VAT

All rents and prices quoted are exclusive of VAT if chargeable.

LEGAL COSTS:

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

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.

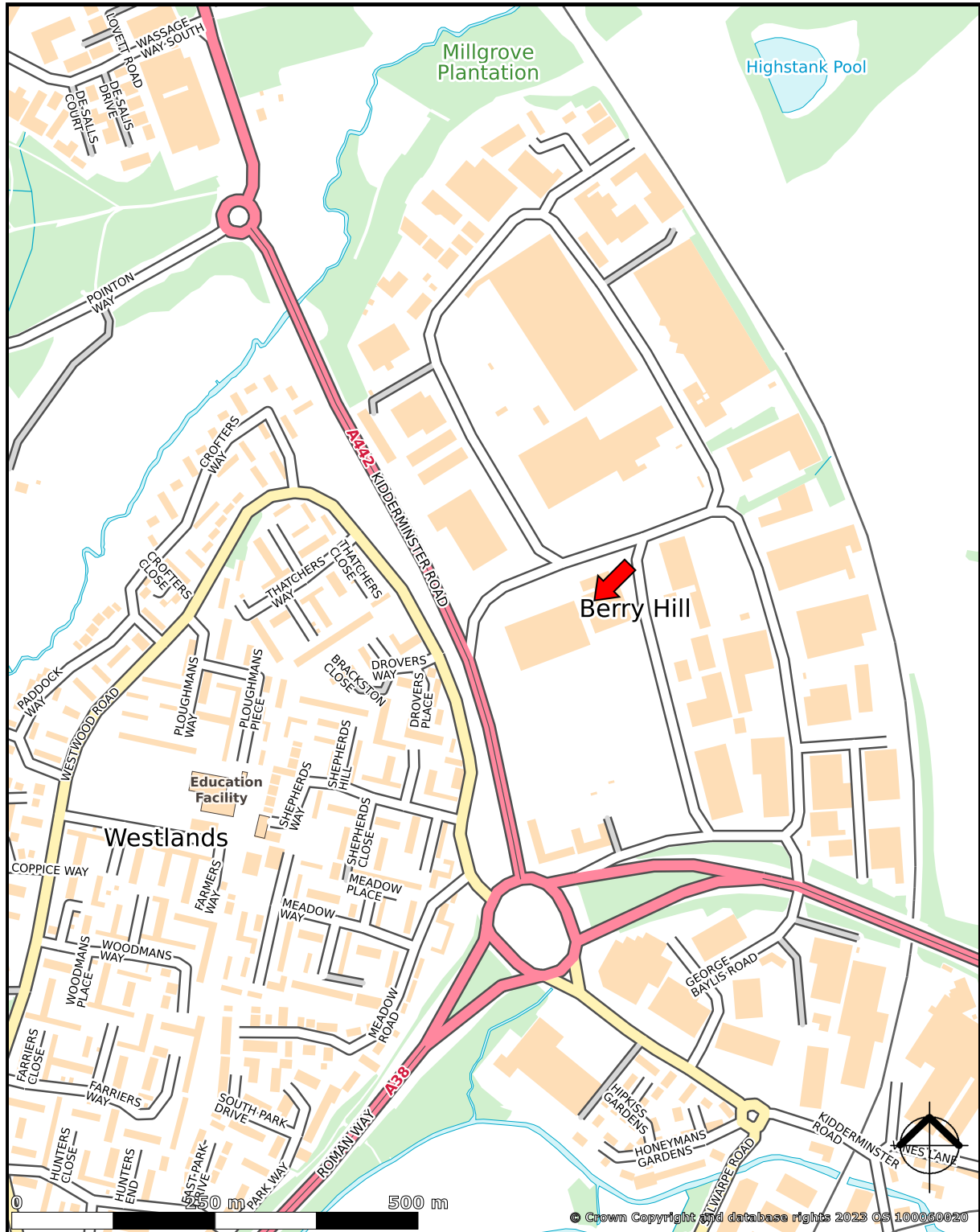
VIEWING

Strictly by appointment with the sole agents:

HARRIS LAMB

Tel: 0121-4559455
Contact: Neil Slade / Sara Garratt
Email: neil.slade@harrislamb.com / sara.garratt@harrislamb.com
Date: July 2023





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Plotted Scale - 1:7,500