

TO LET

UNIT 4 WEST STONE

BERRY HILL INDUSTRIAL ESTATE, DROITWICH, WR9 9AS



INDUSTRIAL/WAREHOUSE & YARD

2,554 sq ft (237.28 sq m) (Approx. Total Gross Internal Area)

- Located on a well-established industrial estate
- Office accommodation
- 3 miles from Junction 5 of the M5
- Available immediately

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 an end-terraced industrial unit of steel portal frame construction with ancillary office accommodation.

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.

Car parking and loading is provided directly in-front of the unit.

In addition, an adjacent fenced and gated yard is also provided.

POSTCODE: WR9 9AS



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	237.28	2,554

TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

The property is available with or without the adjacent yard.

RENT

Property & adjacent yard - £24,000 per annum (exclusive)

Property only - £18,000 per annum (exclusive).

BUSINESS RATES

Rateable Value (2023): £14,500

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

Rating: E (121)

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: 02/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

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