



Modern Factory / Warehouse

4067 SQFT (378 SQM) GIA

7&8 Wassage Way South, Hampton Lovett Ind Estate,
Droitwich, WR9 0GQ

To Let

- **PROMINENT LOCATION**
- **4067 SQFT (378SQM)**
- **3 MILES FROM JCTN 5 OF M5**
- **MODERN PREMISES**
- **INTEGRAL OFFICES**
- **AVAILABLE IMMEDIATELY**

LOCATION

The Property is situated on Hampton Lovett Industrial Estate to the north of Droitwich Spa, so Droitwich is situated approximately 7 miles to the northeast of Worcester, 6 miles northwest of Bromsgrove and 18 miles west of Birmingham City Centre.

The town is situated immediately adjacent to the M5 with junction 5 being approximately 3 miles from the Property, providing access north to the M42, M6 and wider National Motorway Network. Droitwich also benefits from a main line Railway Station which provides direct access to Worcester and Birmingham New Street Stations.

DESCRIPTION

The Property comprises an end terraced modern Factory/Warehouse building prominently positioned at the entrance to Hampton Lovett Industrial Estate. The Unit has a clear working height of circa 9 ft and benefits from 2 No. up and over doors providing access to the rear loading bay.

Internally, the Property benefits from integral Offices, kitchenette and separate Male and Female WCs.

Parking is provided throughout the Estate.

The total Gross Internal Floor Area (GIA) is some 4,067 sqft (378 sqm).

RENT

£29,625 per annum plus VAT

TENURE

The Property is available by way of an assignment of our clients Lease which expires in October 2034 and subject to option to break in October 2029. The Tenant is responsible for all outgoings.

RATEABLE VALUE

£24,750

LEGAL FEES

Each party to pay their costs.

VIEWING

Strictly by appointment with our Office on 01527 584242.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.