



TO LET

INDUSTRIAL/WAREHOUSE UNIT



D7, Salwarpe Business Park, Salwarpe Road, Droitwich



Richard Johnson



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www.westbridgecommercial.co.uk

- 1,405 sq ft (130.6 m2)
- New Build Unit
- Office, WC & Kitchen Included
- Three Phase Power
- Allocated Parking Spaces
- £14,500 pa + VAT

D7 Salwarpe Business Park, Salwarpe Road, Droitwich

WR9 9BH

Location:

The site is located off Salwarpe Rd, Droitwich which links the Kidderminster Rd to Ombersley Way. The site is easily accessible via the A38 which leads to junction 5 of the M5 Motorway just 2.8 miles to the North East of the development.

Description:

The Business Park: A Landmark new Business Park for Droitwich and the surrounding area. The development is a secure self-contained site situated behind electrically operated gates offering clean, modern and sustainable business units. Unit D7 is a 1,405 sq ft (130.6 m²) unit and is located in the rear (North) elevation of Building D which overlooks the river Salwarpe. Unit D7 will come fitted with a ground floor office, disabled access WC and small kitchen with plastered and painted walls with suspended ceiling tiles and LED lights. The warehouse will be blockwork walls and four LED lights overhead with a three phase electric supply and distribution board. Further offices could be built above the existing ground floor at the tenant costs (subject to the landlord's consent). Externally there are three allocated parking spaces with a concrete unloading apron and further spaces are available to rent on the estate). The Units are constructed of steel portal frame design with profile insulated roof sheets, clear roof lights and solar panels on the roofs. The walls are constructed from cavity walled brick and blockwork at low level with composite micro rib insulated sheets at high level. Each unit has its own insulated up and over door with separate pedestrian door and window. The units have power floated concrete floors and come as standard with a ground floor office, a disabled access toilet and a kitchen. The unit will have a three-phase electric supply, metered water supply and mains drainage connection. The ground floor offices are produced to a plastered and painted finish with 13-amp sockets, fire alarm and ready to be fitted out and carpeted by the occupier. The warehouses are fitted with LED lighting and a consumer board ready for the occupier's own warehouse electrics to be installed. Externally each unit has a concrete unloading apron with allocated parking dependant on the unit size. Each unit has its own solar panels on the roof with its own self-contained system which can be expanded upon if required at the occupier's cost. There are a number of vehicles charging points but each unit can specify their own allocated points outside their unit at their cost. Lighting in the office and warehouses are both modern LED lighting systems.

Floor Area:

Gross Internal Area (GIA) is 1405 sq ft (130.53 m²).

Price:

£14,500 per annum.

Tenure:

New lease available.

Service Charge:

There will be an annual service charge payable based upon per sq ft occupied.

Rateable Value:

Yet to be rated. Source: www.voa.gov.uk.

Rates Payable:

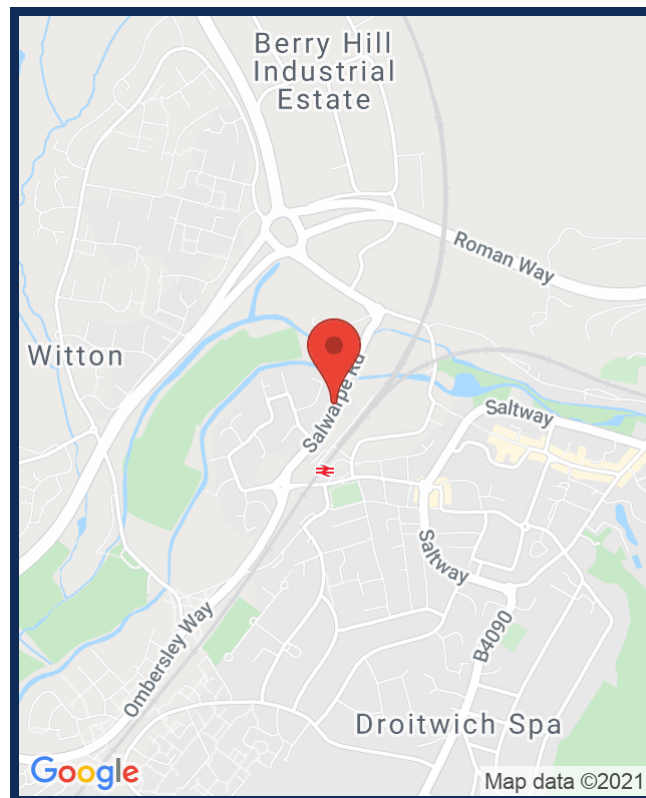
The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier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

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 to be confirmed. A full copy of this report will be available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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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.

