

westbridge

COMMERCIAL

TO LET

## INDUSTRIAL/WAREHOUSE UNIT



### Unit 5, Broadfield Farm, Droitwich

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- 3,612 sq ft (335.82 m<sup>2</sup>)
- Easy In Standard Lease Used
- 5 Miles from M5
- Ground Floor Offices & Mezzanine
- Two Shutter Doors
- £29,950 pa + VAT

# Unit 5, Broadfield Farm, Droitwich WR9 0PP

## Location:

The unit is situated off the A442 between Hampton Lovett & Cutnall Green on the outskirts of Droitwich Spa. The M5 motorway can be easily accessed at junction 5 of the M5 motorway which is 5 miles away (approx. 10 minutes by car).

## Description:

The unit was refurbished prior to the existing tenants occupation with new composite insulated roof and wall panels with timber cladding to the external elevations.

There are two insulated sectional overhead doors, a power floated concrete floor and clear roof lights giving excellent natural light. Internally there is an open plan workshop/storage area approximately 15.69 m by 18.32 m.

To the left of the open plan workshop/storage space are two separate offices, a toilet and kitchen. From the main reception office is a staircase leading to a further mezzanine office/storage area.

The site has recently had an asphalt service road surface giving direct access from the A442 with the benefit of 24 hour access via an access gate. Outside the unit is an unloading/yard area to the front of the unit with a further area of yard to the side of the unit.

## Floor Area:

Gross Internal Area (GIA) is 3,612 sq ft (335.82 m<sup>2</sup>).

## Price:

£29,950 pa + VAT

## Tenure:

New lease available.

## Service Charge:

To be confirmed.

## Rateable Value:

£21,500 (2023) source: [www.voa.gov.uk](http://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.

## Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

## 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 = D.

A full copy of this report is 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](http://www.westbridgecommercial.co.uk).

