

To Let

**GJS | Dillon**

The Commercial Property Consultants



Unit 3 Wassage Way South, Droitwich WR9 0NX

## Commercial Warehouse/Industrial Unit

- 4,012 sq ft (372.72 sq. m) GIA
- Located at the entrance to Hampton Lovett Industrial Estate
- Loading/unloading bay to the rear of the property
- Three-phase electricity supply
- Three miles from Junction 5 of the M5 Motorway
- Ready for immediate occupation

Viewing and further information: call us on **01905 676169**

[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## Unit 3 Wassage Way South, Droitwich WR9 0NX

### Location

The property is situated on Hampton Lovett Industrial Estate to the north of Droitwich Spa. Droitwich is situated approximately seven miles to the north east of Worcester, six miles south west of Bromsgrove and 18 miles south west of Birmingham city centre.

The town is situated immediately adjacent to the M5 with Junction 5 being approximately three miles from the property – this providing access north to the M42, M6 and wider national motorway network. Droitwich also benefits from a mainline railway station which provides direct access to Worcester and Birmingham New Street Stations.

### Description

Unit 3 Wassage Way South comprises a terraced industrial/warehouse building prominently positioned at the entrance to Hampton Lovett Industrial Estate. The unit has a clear working height of circa nine foot (2.8 metres) and a concertina door providing access to a rear loading bay.

Internally, the unit benefits from a gas blower heater and a three-phase electrical supply, mains water, gas and drainage.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of D (99)



**Guide Rental – £32,500 per annum**

### Tenure

The property is available on a new business lease for a term of years to be agreed.

### Service Charge

There is an Estate Service Charge which covers maintenance of the communal areas and communal car park.

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value - £21,750

Please note this is not the rates payable.

### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**Viewing and further information:**  
call 01905 67 61 69

**Roy Wilkes**  
roywilkes@gjsdillon.co.uk

**Kyle Pugh**  
kylepugh@gjsdillon.co.uk

**GJS | Dillon**

The Commercial Property Consultants

Embedded in the business community, we are experts in our field:  
changing the way commercial property is perceived in our region

