



Land at Berry Hill Industrial Estate, Droitwich, WR9 9AJ

2 Plots of Open Storage Land

- Red area 0.24 acre - 10,430 sq ft (969 sq m)
- Yellow area 0.31 acre – 13,498 sq ft (1,254 sq m)
- 24 hour access
- Popular business park
- Level storage site
- 3 miles to Junction 5 of the M5 motorway

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

www.GJSDillon.co.uk

To Let

Land at Berry Hill Industrial Estate, Droitwich, WR9 9AJ

Location

The property is situated on Berry Hill Industrial Estate to the north of Droitwich Spa town centre. 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 subject – 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.

Berry Hill Industrial Estate offers a mix of accommodation providing facilities for office and industrial occupiers with units ranging from small business units to large distribution centres.

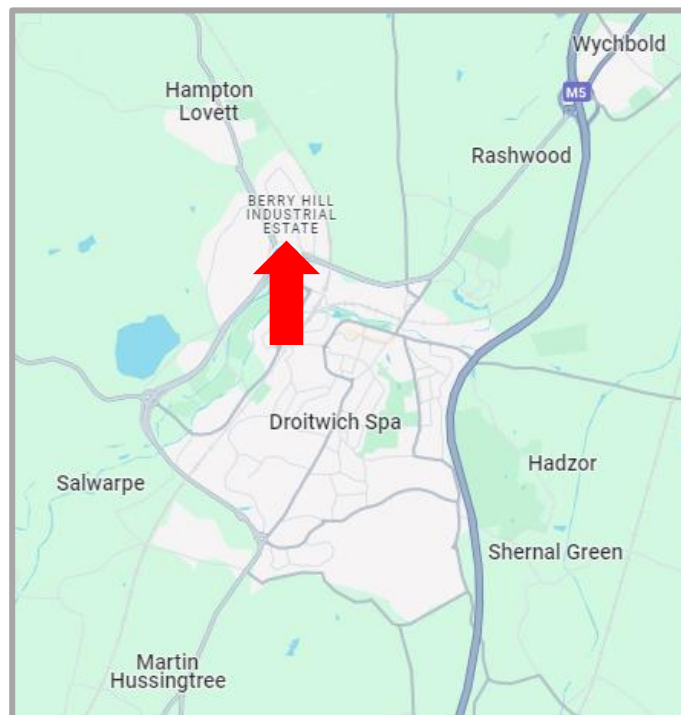
Description

The two sites comprise cleared area of land that are suitable for external storage. As far as we are aware that are no utilities to the space.

Red Site	0.24 acres	10,430 sq ft	969 sq m
Yellow Site	0.31 acres	13,498 sq ft	1,254 sq m

Tenure

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



Guide Rental

Red Site	£12,000 per annum
Yellow Site	£15,000 per annum

VAT

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

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.

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The Commercial Property Consultants

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changing the way commercial property is perceived in our region

