



No 1, The Paddocks, Impney Estate, Droitwich, WR9 0BL

Private Modern Offices in a Great Location

- Guide Rent - £19,950 per annum exclusive
- 962.46 sq ft (89.42 sq m) net internal area
- Set within the beautiful gated Impney Estate
- Private open plan office space
- Well decorated communal reception and kitchen
- Terrace with stunning views
- Ample car parking

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

www.GJSDillon.co.uk

To Let

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Location

Situated adjacent to the A38 to the north of Droitwich town centre, the land provides direct access to Junction 5 of the M5 motorway, which is one mile to the north. This in turn provides access to Worcester, Birmingham and the national motorway network.

Description

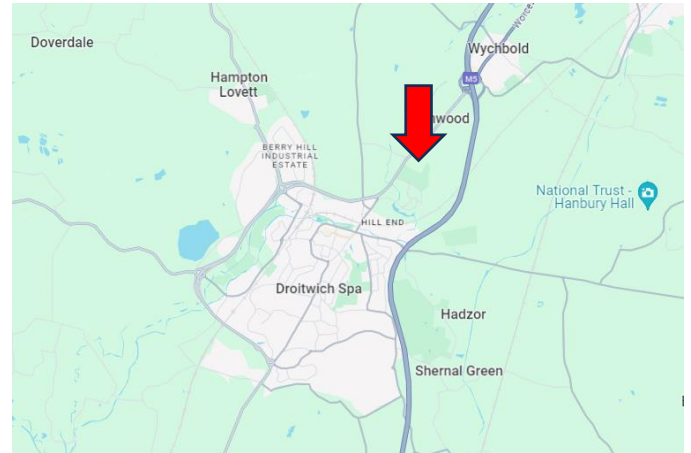
No 1 The Paddocks is a detached property, arranged over three floors, that sits within the beautiful Impney Estate. The Estate is gated with security and CCTV.

The lettable space comprises a private ground floor open plan office and a meeting room, as well as use of a communal reception and a kitchen/breakout area.

The entire property is decorated to a high, modern standard whilst still retaining its original character. The offices benefit from air conditioning, LED Spotlights and raised access flooring. The space is furnished with modern desks and cupboards.

The office opens onto to a lovely terrace area with views across the estate.

There is an EV Charging point available at an extra cost.



Guide Rental

£19,950 per annum exclusive

Tenure

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of C (59)

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 – to be confirmed

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

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

