

To Let

GJS | Dillon

The Commercial Property Consultants



First Floor Office Suite, 7 Roman Way Business Centre,  
Droitwich WR9 9AJ

Modern First Floor Open Plan Office Accommodation

- 501sq ft (46.49sqm)
- To let at £600 per month
- Popular business park location
- Two allocated car parking spaces
- Highly accessible being adjacent to the A38

Viewing and further information: call us on **01905 676169**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## First Floor Office Suite, 7 Roman Way Business Centre, Droitwich WR9 9AJ

### Location

The property is situated in a prominent position fronting yet set back from the main A38 Roman Way, approximately 1.5 miles to the north of Droitwich town centre and critically within 2 miles of junction 5 of the M5 motorway.

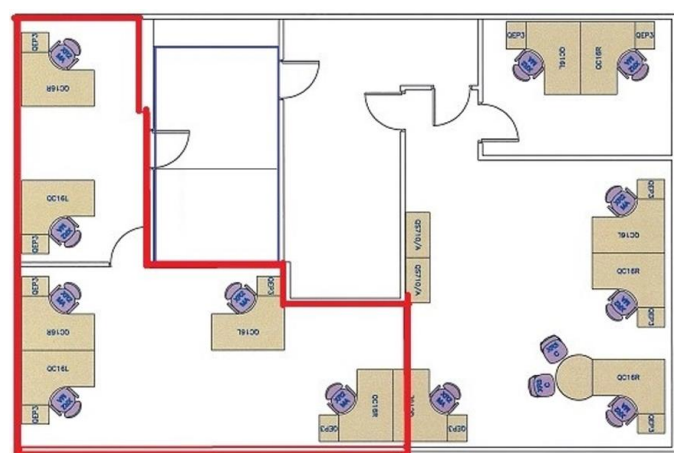
Droitwich is one of three towns in the district of Wychavon. It has a thriving and vibrant business community with a resident population of circa 23,000. Junction 5 of the M5 Motorway is situated within 2 miles of the Town Centre, giving access to the M42 and the M6 Motorways beyond.

### Description

Unit 7 is a two storey office premises situated within a modern courtyard office development comprising thirteen self-contained office buildings with allocated onsite car parking. The available accommodation is situated on the first floor and comprises two open plan office areas. The offices more particularly comprise:

- Suspended ceilings
- LED lighting
- Perimeter wall trunking
- Refurbished shared Kitchen facilities
- Two on site allocated car parking spaces

	Sq M	Sq Ft
Office 1	16.26	175
Office 2 r	30.86	332
<b>Total</b>	<b>47.12</b>	<b>507</b>



**Guide Rental £600 per month**

### Service Charge

The service charge is £200 per month covering all heating and electricity, building insurance, window cleaning and cleaning of communal areas.

### VAT

Will be chargeable on the rent and service charge.

### Rating Assessment

Rateable Value - £5,500.00

*If this is your only business premises, then small business rates relief will apply with no business rate to pay.*

### 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 676169 / 01527 872525

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

**Andrew Lewis**  
andrewlewis@gjsdillon.co.uk