

For Sale

Modern Office Accommodation with Car Parking



- ▶ 2,905 sq ft (269.60 sq m) NIA
- ▶ Situated on Hampton Lovett Trading Estate
- ▶ Purpose built ground floor office accommodation
- ▶ 13 allocated car parking spaces
- ▶ Open plan office with meeting room facilities
- ▶ Excellent motorway links
- ▶ DDA compliant



📍 Craftsman House, Hampton Lovett Industrial Estate, Droitwich, WR9 0QE

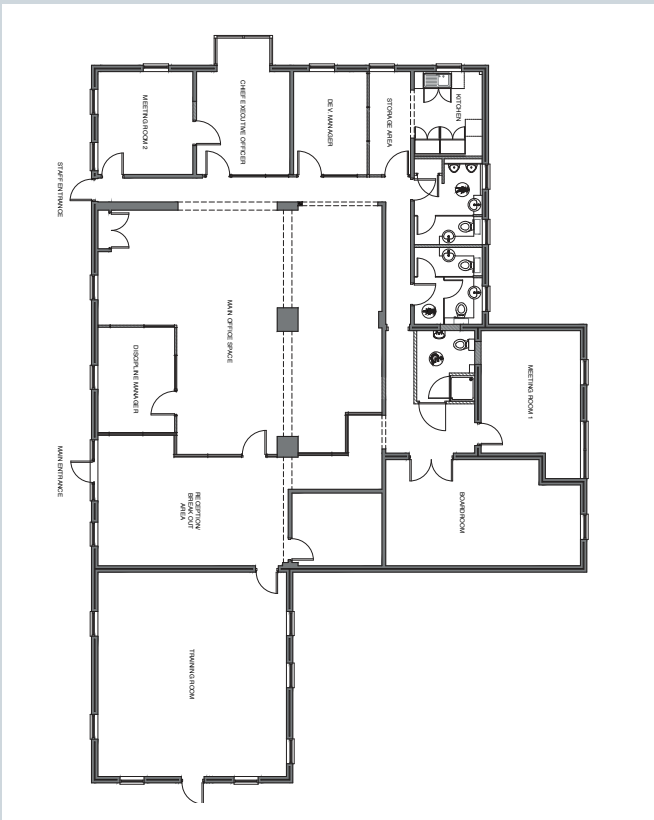
Craftsman House is situated on Hampton Lovett Trading Estate known as De Salis Drive. Hampton Lovett Trading Estate is a popular industrial and commercial area situated approximately 1.5 miles to the north west of Droitwich town centre, accessed off the main A442 Kidderminster Road, with Worcester city centre being approximately 8 miles to the south and Bromsgrove town centre being approximately 7 miles to the north with the region having excellent motorway links with junction 5 of the M5 motorway being within 1.5 miles of Hampton Lovett giving access to the national motorway network beyond.



The property comprises of a single storey purpose built office building, providing good quality modern open plan accommodation with modern lighting, suspended ceilings, modern network cabling, carpeted floors, air exchange heating/cooling system, a new kitchen and separate meeting room facilities. There are 13 allocated car parking spaces with this property.

Accommodation

- Modern suspended ceilings
- Perimeter wall trunking
- Separate meeting room
- Kitchen facilities
- Comfort Cooling
- Category II lighting
- Open plan office
- Male and female wc facilities
- DDA compliant.



Guide Price
£450,000

Rating Assessment
Rateable Value: £33,750
Estimated rates Payable 2018/2019: £16,166

Energy Performance Cert. (EPC)
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Tenure
Long Leasehold. Held on a 125 year ground lease from 1988.

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.

Viewing and further information:
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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.

GJS Dillon

The Commercial Property Consultants

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changing the way commercial property is perceived in our region

