

To Let

GJS | Dillon

The Commercial Property Consultants



Units 3 & 4 Wassage Way South, Droitwich WR9 0NX

## Commercial Warehouse/Industrial Units

- From 4,012 sq ft (372.77 sq m) to 8,036 sq ft (746.63) GIA
- Units available together or separately
- Located at the entrance to Hampton Lovett Industrial Estate
- Loading / Unloading to the rear of the property
- Three-phase electricity supply
- 3 miles from Junction 5 of the M5 Motorway

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

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

# To Let

## Units 3 & 4 Wassage Way South, Droitwich WR9 0NX

### Location

The properties are 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

Units 3 and 4 Wassage Way South comprise three terraced industrial/warehouse buildings prominently positioned at the entrance to Hampton Lovett Industrial Estate. Currently Units 3 and 4 are combined but consideration will be given to leasing separately. Each unit has a clear working height of circa nine foot (2.8 metres) and a mix of concertina and roller shutter doors providing access to a rear loading bay.

Internally, the units benefit from gas blower heaters and a three-phase electrical supply, mains water, gas and drainage.

Unit 3	4,012 sq ft	372.77 sq m
Unit 4	4,024 sq ft	373.86 sq m

### Tenure

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

### Energy Performance Certificate (EPC)

The properties have an EPC rating of E



**Guide Rental £5.00 per sq ft per annum exclusive**

### Service Charge

Price on asking

### VAT

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

### Rating Assessment

Unit 3 & 4 Rateable Value 2018/19	£30,750
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### 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:**  
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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

