

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 3 Edgar Estate, Berrow Green Road, Martley WR6 6PQ

Industrial Warehouse Unit

- 8,950 sq ft (831.47 sq m) GIA
- Eaves height - 7metres min, 8.7m max
- Suited to storage and distribution occupiers
- Approximately 8 miles from Worcester City Centre
- Large loading / unloading area to the front and side

Viewing and further information: call us on **01905 28684**

www.GJSDillon.co.uk

To Let

Unit 3 Edgar Estate, Berrow Green Road, Martley WR6 6PQ

Location

The property is situated in a prominent position fronting yet set back from the main B4197 close to the centre of Martley, being situated on a large commercial complex made up of office, warehouse and outside storage accommodation.

The property is situated approximately 8 miles west of Worcester city centre, 9 miles to the south of Stourport on Severn and 9 miles to the east of Bromyard. The nearest motorway access is at junction 6 or 7 of the M5 motorway, both of which are within 10 miles of the property.

Description

The property forms a steel portal frame warehouse that has sheet profile cladding and a sheet profile roof with natural roof lights. Alongside a concrete floor, the unit has a roller shutter door, three phase electricity & a clear yard area to the front and side. The property offers accommodation that would be perfectly suited to storage & distribution occupiers.

Energy Performance Certificate (EPC)

The property has an energy performance rating of D



Guide Rental £45,000 per annum exclusive

Tenure

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

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 2018/19	£24,750
------------------------	---------

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

Andrew Lewis
andrewlewis@gjsdillon.co.uk

Hollie Shaw
hollieshaw@gjsdillon.co.uk

GJS | Dillon

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

