

TO LET WAREHOUSE/INDUSTRIAL UNIT | 42,574 SQ FT (3,955.22 SQ M)

105

POINTON WAY
STONEBRIDGE CROSS
DROITWICH WR9 0LW



GJS Dillon

The Commercial Property Consultants
www.gjsdillon.co.uk

- ▴ Secure yard
- ▴ 8.6m eaves
- ▴ 3 miles from J5 M5 motorway
- ▴ Available June 2021

SPECIFICATION



**Steel Portal
Frame
Construction**



8.6M Eaves



**2 Dock Level
Loading Doors**



**35M Yard
Depth**



**Gated Yard
and Barrier
Entry Car Park**



**Two Storey,
Quality Offices**



**50 Car Parking
Spaces**



**Electric Car
Charging
Points on site**

Accommodation

	Sq ft	Sq m
Warehouse	24,251	2,252.97
Office	13,106	1,217.58
Mezzanine	5,217	484.67
Total	42,574	3,955.22

Rateable Value

The Rateable Value is £160,000 – all interested parties are advised to make their own enquiries with Wychavon District Council.

Services

We understand that all mains services are connected to the property but would advise interested parties to make their own enquiries.

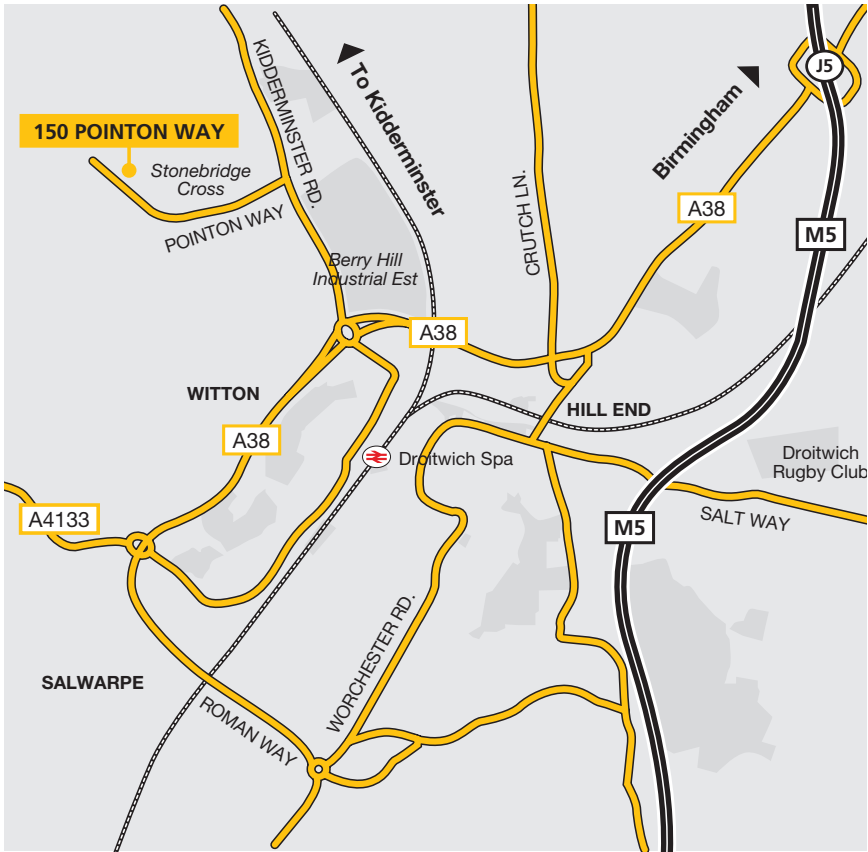
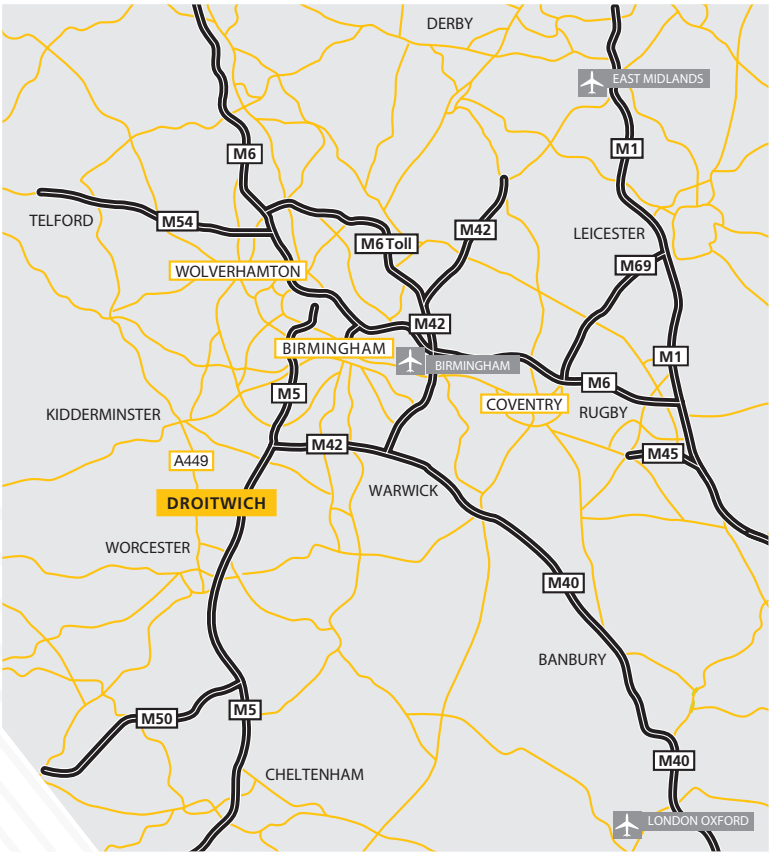
EPC

The unit has a rating of **C75**.



LOCATION

Stonebridge Cross Business Park lies to the north of Droitwich town centre, approximately 3 miles from Junction 5 of the M5 motorway. From Junction 5, the M5 leads north to Birmingham, the M42, M40, M6 and Birmingham International Airport and southwards to the southwest, M50 and Wales. The business park provides a modern business and logistics hub with all units being built to a high standard with their own car parking and secure service yards.





FURTHER INFORMATION

Guide Rent

£210,000 per annum (exclusive)

Tenure

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

Planning

We understand that the unit benefits from B1, B2 and B8 planning consent.

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

Strictly by appointment of with the sole agent:

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