



TO LET

# Detached Warehouse Premises 18,388 sq. ft (Including Mezzanine)

THE FURLONG, BERRY HILL INDUSTRIAL ESTATE, WR9 9AH



**18,388 sq ft (1,708 sq m)**

### Property Highlights

- Available by way of a new lease
- Maximum 3-year term
- 8m eaves
- Integral two storey offices
- 11 Parking spaces
- Internal mezzanine

For more information, please contact:

Dominic Towler  
+44 (0)7387 259 958  
[dominic.towler@cushwake.com](mailto:dominic.towler@cushwake.com)

No.1 Colmore Square  
Birmingham B4 6AJ  
T: +44 (0)121 697 7333

[cushmanwakefield.com](http://cushmanwakefield.com)



TO LET

# Detached Warehouse Premises 18,388 sq. ft (Including Mezzanine)

THE FURLONG, BERRY HILL INDUSTRIAL ESTATE, WR9 9AH

## Location

The unit is situated on East Road known as The Furlong, forming part of the Berry Hill Industrial Estate. The Estate is accessed off the A38 Bromsgrove to Worcester Road and is approximately 1 miles from Droitwich Town Centre. (The property benefits from excellent visibility from the A38)

## Description

The property comprises a detached industrial/warehouse unit of steel portal frame construction with a pitched, profile clad roof incorporating translucent roof lights.

The unit benefits from an eaves height of c. 8m.

The unit incorporates a significant mezzanine. Ground and first floor offices with W.C and kitchen facilities.

Externally there is a concrete yard to the front providing demised parking for 11 cars.

## Accommodation

Description	Sq M	Sq Ft
Warehouse	843.7	9,082
(Mezzanine)	(611.3)	(6,580)
GF Office	154	1,658
FF Office	99.21	1,068
Total GIA (approx.)	1,708.2	18,388

## Tenure

The property is available by way of a new lease for a maximum term of 3 years.

## Rental

POA

## EPC

E (112)

## Service Charge

N/A

## Business Rates

Rateable Value (2023) £TBC

## Planning

We understand the premises are located within the local plan as an area of employment land and therefore qualify for E(g), B2 or B8 uses. All parties are advised to contact the local planning authority in relation to planning enquiries.

## Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield:

Dominic Towler  
+44 (0) 7387 259 958  
[dominic.towler@cushwake.com](mailto:dominic.towler@cushwake.com)



TO LET

# Detached Warehouse Premises 18,388 sq. ft (Including Mezzanine)

THE FURLONG, BERRY HILL INDUSTRIAL ESTATE, WR9 9AH



Particulars prepared January 2024  
Important Notice



Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.