

To Let

GJS | Dillon

The Commercial Property Consultants



Hillcainie House, St. Andrews Road, Droitwich WR9 8DJ

Town Centre Offices with Car Parking

- 1,217 sq ft (113.08 sq m) NIA
- Ground floor office accommodation
- Converted period property, finished to a good specification
- Ideally located for local amenities and public transport
- Onsite car parking provision
- Easy access to Junction 5 of the M5 motorway

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

www.GJSDillon.co.uk

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Location

The property is situated to the immediate south of Droitwich town centre, being just over 100m from the main pedestrianised shopping area. Droitwich is situated approximately five miles north east of Worcester, six miles south west of Bromsgrove and 18 miles south west of Birmingham.

Droitwich benefits from excellent transport links being situated within two miles of Junction 5 of the M5 motorway and approximately three miles from Junction 6. The town also lies on the A38 which provides direct access south to Worcester and north to Bromsgrove and Junction 5. The town also benefits from a mainline railway station which provides direct access into Worcester and Birmingham.

Description

Hillcairnie House comprises an attractive mixed-use building with office accommodation over the ground floor. The building is of traditional construction and has been converted to provide good quality office space which has been finished to a modern standard. The property is accessed via a main entrance off St. Andrews Road, with there also being access from the rear car park.

Internally the office provides a reception area with good lighting, five further office rooms, a kitchen and separate male & female WC facilities. There is also basement storage. The property's biggest selling point, given its town centre location, is the car parking provision which comprises of ten spaces.

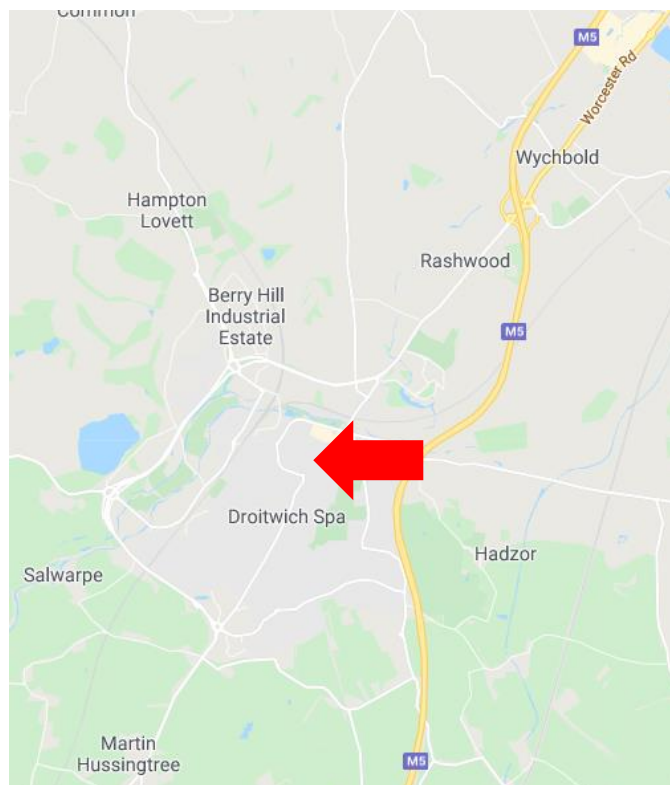
Ground Floor	1,217 sq ft	113.08 sq m
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Tenure

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of E



Guide Rental

£12,000 per annum (exclusive)

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 – £10,500 (2020/21)

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.

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Charlie Green
charliegreen@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk