



**TO LET**  
**INDUSTRIAL/WAREHOUSE PREMISES**  
**BUILDING 341 RUSHOCK TRADING ESTATE**  
**KIDDERMINSTER ROAD**  
**DROITWICH, WR9 0NR**



**575.81 – 1147.17 sq. m. (6,198 – 12,248 sq. ft.)**

Approx. Gross Internal Area

- \* Refurbished industrial building
- \* Established industrial estate
- \* Units may be combined





**Location:**

Rushock Trading Estate is located on the A442 Droitwich Road approximately 5 miles to the north of Droitwich town centre. Junction 5 of the M5 motorway is approximately 6 miles distant via the A38 Droitwich to Worcester Road.

**Description:**

The units comprise adjoining industrial premises of steel portal frame construction with painted concrete floors, painted block/part clad elevations under a profile metal clad roof with an eaves height of approx. 5.2m. The units are lit by sodium lighting and inset translucent roof lights.

Loading access is via electric roller shutter doors to the front of each unit, with pedestrian access via personnel doors leading into the offices.

The offices are carpeted throughout with a suspended ceiling and have kitchen and male and female w/c facilities.

Externally there is a shared loading yard and parking area.

**Accommodation:**

Unit	Sq. m.	Sq. ft.
3	571.35	6,150
5	575.81	6,198

Subject to terms to be agreed the units may be combined providing up to 12,348 sq. ft.

**Tenure:**

The units are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

**Rental:**

£5.25 per sq.ft. per annum, exclusive.

**Rates:**

Unit	Rateable Value (2017)
3	To be assessed
5	£32,250

**Planning:**

We understand that the property is in an area zoned for industrial uses; however we would advise that any interested party make their own enquiries with Wychavon District Council.

**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 Costs:**

Each party to bear their own legal costs.

**Energy Performance Certificate:**

EPC Rating: **To be confirmed**

**VAT:**

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





**Viewing:**

Strictly via joint agents:

**Harris Lamb  
75-76 Francis Road  
Edgbaston  
Birmingham  
B16 8SP**

**Tel: 0121 455 9455**

**Fax: 0121 455 6595**

**Contact: Alex Eagleton**

**Email: [alex.eagleton@harrislamb.com](mailto:alex.eagleton@harrislamb.com)**

**Or**

**Fisher German  
0121 561 7888**

**Ref: G2856**

**Date: March 2019**

**Subject To Contract**

