



TO LET
INDUSTRIAL/WAREHOUSE PREMISES
UNIT 5 BUILDING 329 RUSHOCK TRADING ESTATE
KIDDERMINSTER ROAD
DROITWICH, WR9 0NR



3,825 sq. ft. (355.36 sq. m.)

Plus additional mezzanine space of 2,830 sq. ft. (262.9 sq. m.)
Approx. Gross Internal Area

- * Refurbished industrial building**
- * Established industrial estate**
- * Flexible terms available**





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 unit comprises an 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. 5.75m. The unit is lit by fluorescent strip lighting and inset translucent roof lights.

Loading access is via an electric roller shutter door, with pedestrian access via personnel doors to the front elevation 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:

	Sq. m.	Sq. ft.
Warehouse	256.32	2,759
Office	99.03	1,066
Total excluding mezzanine	355.36	3,825
Mezzanine	262.90	2,830
Total including mezzanine	618.25	6,655

Tenure:

The property is available by way of an assignment or sublease of the existing leasehold interest, expiring 21st March 2023 and subject to a break clause in March 2018.

Alternatively a longer term may be available through negotiations with the landlord.

Rental:

£20,100, per annum, exclusive.

Rates:

Rateable Value (2010): £18,000
Rates Payable (2016/17): £8,946

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: D (98)

VAT:

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





Viewing:

Strictly via sole agents:

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

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**Ref: G5327
Date: October 2016**

Subject To Contract





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