





Unit 1,  
Building 341, Rushock Trading Estate  
Droitwich



# TO LET – Unit 1, Building 341 Rushock Trading Estate, Droitwich, WR9 0NR


**Unit 1, Building 341 Rushock Trading Estate**


**A newly refurbished industrial building on the established and well managed Rushock Trading Estate.**


**Summary:**


- 18,637 sq ft (1,732 sq m)
- 2 Large yard areas with dedicated car parking
- 3 electric roller shutter doors
- Height to eaves 5.97m
- Good quality office content


We are instructed to let the property on a new full repairing and insuring lease direct with the landlord.

**Key features**

Use - Industrial, B2, B8.

To Let

Gross Internal Area - 18,637 sq ft (1,732 sq m)

EPC rating - TBC

£

Rateable Value - £76,500 pa

£

Service Charge - TBC

£

Guide Rent - £102,503 pa



# Warehouse premises with office provision

## Location

Unit 1 is located directly opposite the entrance to Rushock Trading Estate.

Rushock Trading Estate is on the Droitwich Road (A442) 5 miles north of Droitwich, 6 miles south east of Kidderminster and 20 miles from Birmingham city centre.

The M5 motorway (Junction 5) is approximately 6 miles from the estate. Rushock Trading Estate is 7 miles from Bromsgrove where the M5 joins the M42.

The nearest train stations are Kidderminster, Droitwich and Bromsgrove which provide excellent train links to Birmingham, London and the wider rail network.

## Description

The property is of steel portal frame construction with concrete floors. This unit has recently been reclad with profile metal sheet cladding.

This unit is in a very good condition with clear working heights of 5.9m. There are significant loading areas via three roller shutter doors, 2 of which are on the south elevation and the other on the east elevation allowing for efficient circulation of goods in and goods out. The roller shutter doors are 4.5m wide and 4.9m high.

There is also ample car parking provision. The unit is well lit with PVC roof lights and industrial load bay lighting. The unit also includes modern ground floor office content

in the south eastern corner comprising a main office, reception, meeting room, kitchenette and male and female W.C.'s.

There is a smaller office, kitchenette and W.C. for the warehouse staff on the southern elevation of the unit.

## Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Warehouse	1,732	18,637
Ground	Office	25	271
<b>Total</b>		<b>1,757</b>	<b>18,908</b>

## Guide Rent

£102,503 per annum exclusive

## Tenure

The property is available by way of a new full repairing and insuring lease direct with the landlord.

## Business Rates

Rateable Value £76,500

Rates Payable £37,714.50

2018/2019 Rates Payable 49.3p in the £

## Service Charge

A service charge will be payable. Figures to be confirmed.

## Services

We understand that mains services are available to the property namely main water, three phase electricity and mains drainage.

## EPC

Energy Performance Rating to be confirmed.

## Legal Costs

A contribution will be payable to the landlords legal costs in respect of documenting the lease.

## Fixtures and Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax

(VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

## References

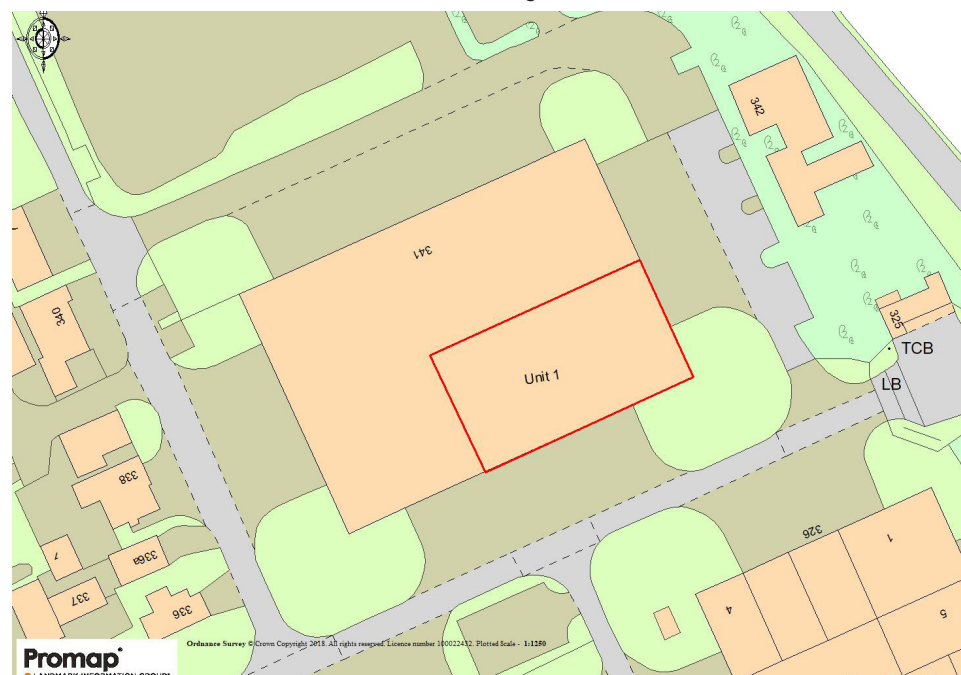
The successful tenant will need to provide a satisfactory bank reference and two trade references for approval.

## Money Laundering

The successful tenant will be required to submit two forms of identity, in accordance with Money Laundering Regulations.

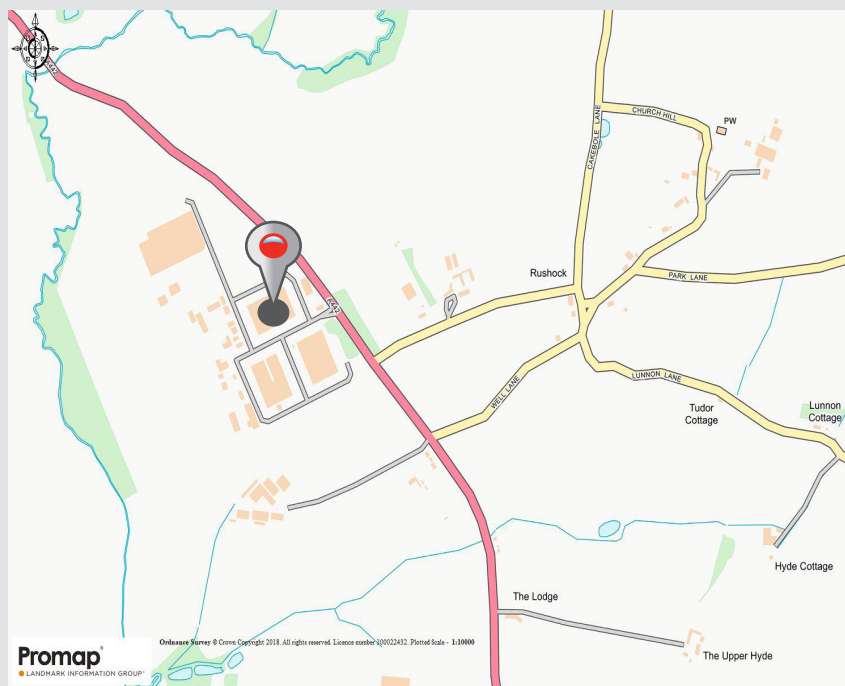
## Viewings

Strictly by prior arrangement with the sole agents.













# TO LET – Unit 1, Building 341 Rushock Trading Estate, Droitwich, WR9 0NR



**Please note:** Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

→ For further information please contact:	
 <b>Rob Champion</b>	 <b>Lewis Giles</b>
 07530 259 915	 07788 144 702
 rob.champion@fishergerman.co.uk	 lewis.giles@fishergerman.co.uk
 <b>Worcester 01905 728 444</b>	 <b>fishergerman.co.uk</b>

