

For Sale

GJS | Dillon

The Commercial Property Consultants



Iguana House, Worcester Road, Wychbold, Droitwich WR9 0DF

Unique Freehold Roadside Opportunity

- Existing buildings of 18,737 sq ft (1,740.69 sq m) GIA
- Site extending to 1.38 acres
- Warehouse, manufacturing and office facility
- Excellent transport links, fronting the A38
- Under one mile from Junction 5 of the M5 Motorway
- Huge development opportunity (STP)

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

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Location

The property is situated in Wychbold, a village that lies equidistant between Bromsgrove and Droitwich. The village lies on Junction 5 of the M5 motorway and is dissected by the A38 which provides direct access to Bromsgrove and Droitwich & on to Worcester. Being on Junction 5 makes the area highly accessible with direct links to the M42, M6 and wider national motorway network.

The subject property is situated one mile from Junction 5 of the M5 and has a direct frontage to the A38; making the property highly accessible.

Description

The site comprises a former BBC building that was used in the operation of the Wychbold radio masts and transmitting station. It is now used as a warehouse, manufacturing and office facility.

The building is arranged over the ground and first floors with the ground floor providing warehouse, manufacturing and storage space. There are two roller shutter access doors to the front of the property, with another two to the northern elevation.

The office accommodation associated with the building is situated over the first floor only. To the rear of the first floor there are 979 sq ft of cellular offices. To the front of the first floor is office space that provides a board room, storage area, reception and large open plan office. The ancillary services to both offices are located on the ground floor where there are two WCs and a kitchenette.

Ground Floor	14,535 sq ft	1,333.41 sq m
First Floor	4,384 sq ft	407.28 sq m
Total	18,737 sq ft	1,740.69 sq m

Tenure

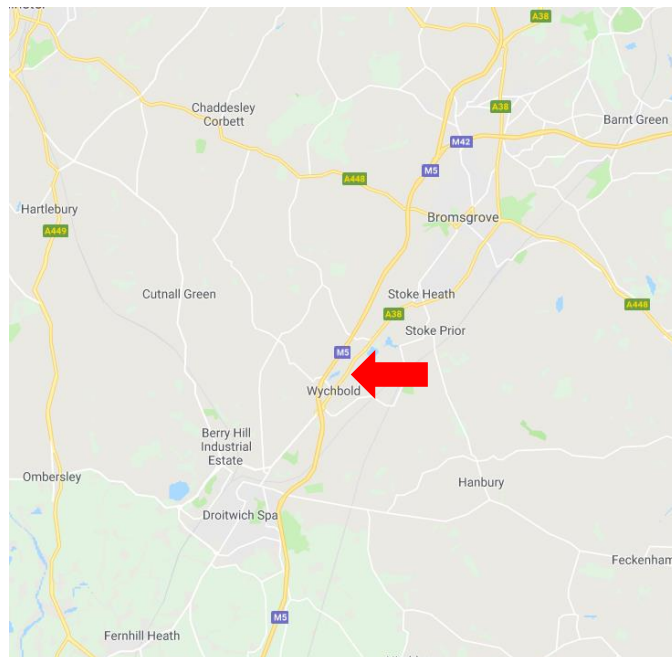
The property is available freehold.

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC

Rating Assessment

Rateable Value 2018/2019 – £29,750



Guide Price: £750,000

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

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.

Viewing and further information:
call 01527 872525 / 01905 676169

Andrew Lewis
andrewlewis@gjsdillon.co.uk

Charlie Green
charlottegreen@gjsdillon.co.uk

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region



EC MOST ACTIVE
DEALMAKERS
3 YEARS RUNNING