



**Unit 5,  
Building 341, Rushock Trading Estate**  
Droitwich, WR9 0NR





# TO LET – Unit 5, Building 341 Rushock Trading Estate, Droitwich, WR9 0NR



## Unit 5, Building 341 Rushock Trading Estate



**An industrial unit on the established and well managed Rushock Trading Estate.**

### Summary:

- 6,222 sq ft (578 sq m)
- Good quality office content
- Large yard areas with dedicated car parking
- Roller shutter door
- Height to eaves 5.95m

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 - 6,222 sq ft / 578 sq m



EPC rating - TBC



Rateable Value - £32,250



Service Charge - TBC



Guide Rent - £34,221 per annum exclusive



# Warehouse premises with office content

## Location

Unit 5 is located within building 341 which lies 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 good condition with clear working heights of 5.9m.

There is ample yard and parking on both the south and west sides of the building. The roller shutter doors is 4.5m wide and 4.9m high. The unit is well lit with PVC roof lights and industrial load bay lighting.

The unit also includes modern ground floor office content running along the south comprising a main office, reception, meeting room, kitchenette and male and female W.C's.

## Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Warehouse	488	5,256
Ground	Office	90	966
<b>Total</b>		<b>578</b>	<b>6,222</b>

## Guide Rent

£34,221 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 £32,250

Rates Payable £15,834.75

2019/2020 Rates Payable 49.1p 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

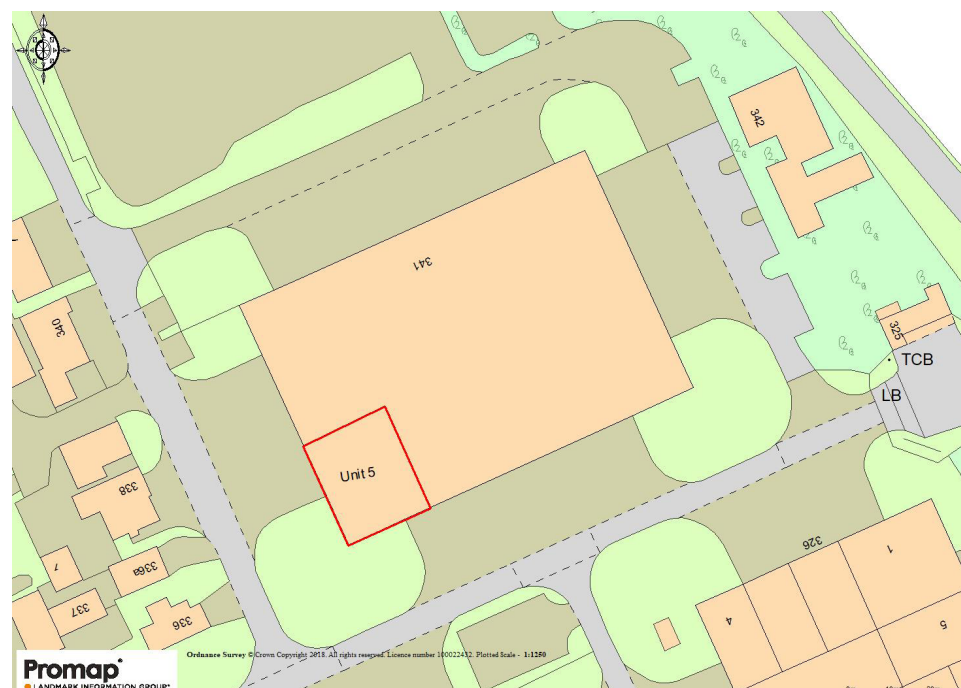
The successful tenant will need to provide a satisfactory bank reference and two trade references for approval.

## Money Laundering

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

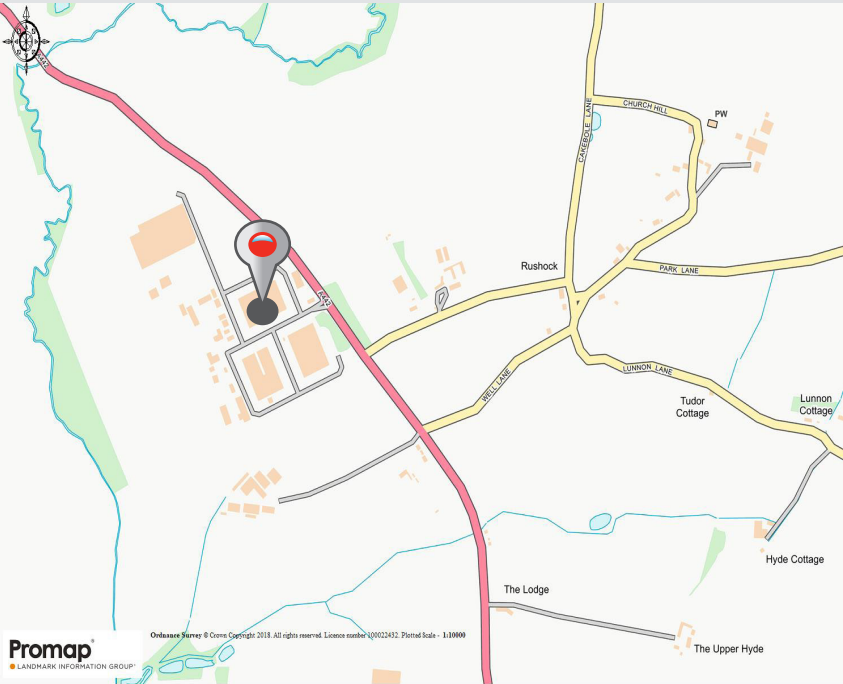
## Viewings

By prior arrangement with the sole agents.





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