



TO LET

**BUILDING 326
RUSHOCK TRADING ESTATE
DROITWICH, WORCESTERSHIRE
WR9 0NR**



3,200 - 9,600 sq ft (297.28 - 891.84 sq m)

Approx Gross Internal Areas

- * Located on a well established industrial estate
- * Flexible lease terms available
- * 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 premises comprise of a terrace of steel framed industrial units with lined pitched roofs with translucent roof lights. The elevations are of blockwork and clad construction and the units have concrete floors.

The minimum working height within the units is approx. 5.05 metres with lighting via fluorescent strip lights.

Schedule of Accommodation:

	sq. m.	sq. ft.
Unit 1b	297.28	3,200
Unit 2	297.28	3,200
Unit 3	297.28	3,200

Units may be combined, subject to terms to be agreed.

Tenure:

The unit is available on a flexible license agreement on terms to be agreed.

Rental:

Unit	Rent p.a.	Rateable Value
1b	On Application	£9,100
2		£9,200
3		£9,100

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.

VAT:

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

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. Interested parties are advised to obtain verification from a solicitor or surveyor.

Legal Costs:

Each party are to bear their own legal costs incurred in any lease transaction.

Viewing:

Strictly via sole agents:

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

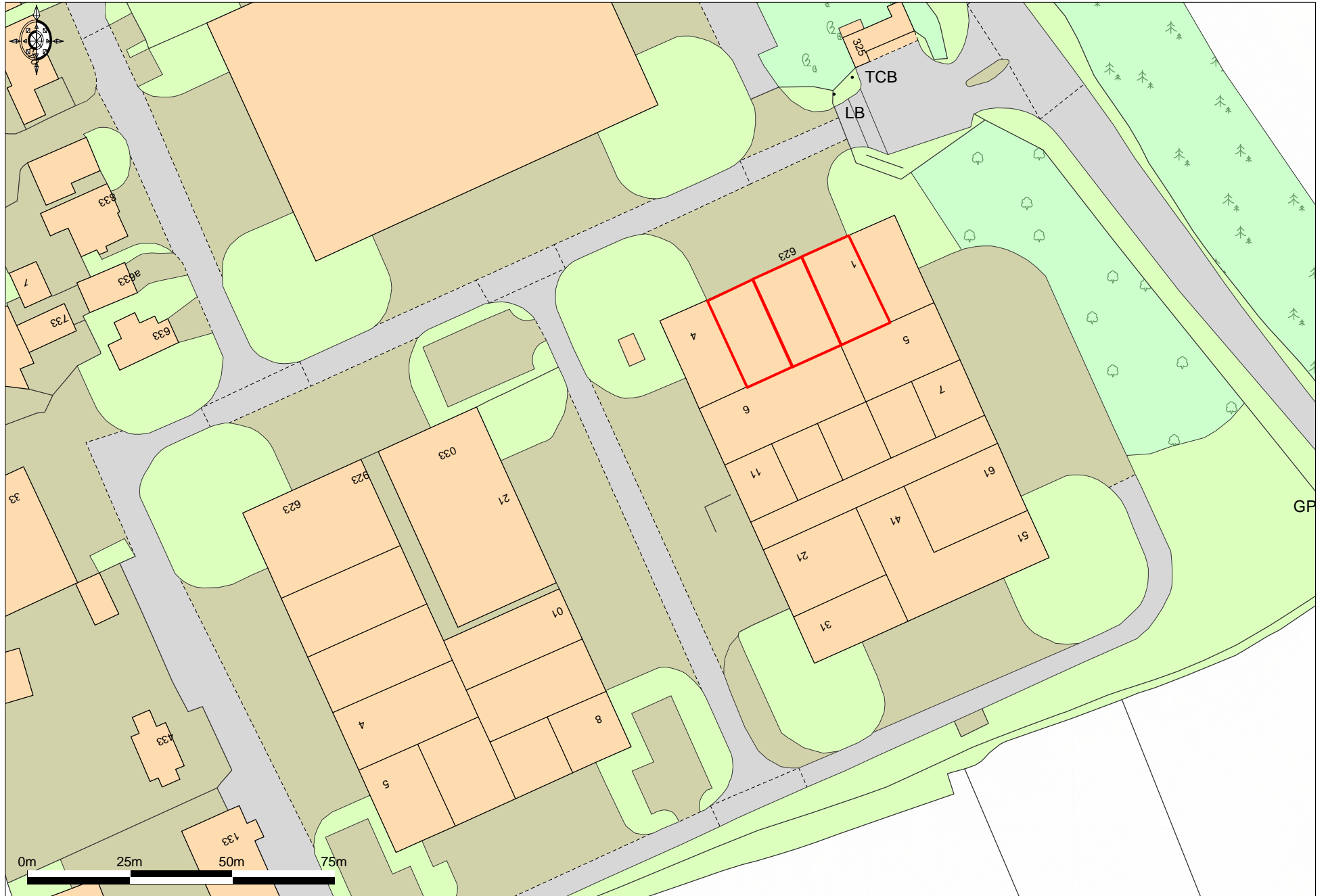
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Ref: G2856
Date: March 2018

Subject To Contract





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