



RENT
£53,000
(per annum)



AVAILABLE NOW



RATEABLE VALUE
£37,500



EPC RATING
D



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

Leasehold | Industrial/Warehouse Unit | 6,222 Sq Ft (578 Sq M)



TO LET



Location

Unit 5, 341 is located near to the front of 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.



Description

The property is of steel portal framed construction with concrete floor, minimum working height of 5.2m, maximum working height of 6m. The unit benefits from an electric roller shutter door, 3-phase power supply, lighting and an internal block-built block accommodating 2 x WCs, kitchen and offices with lighting, wall trunking, double glazing, suspended ceilings, electric heating and carpets.

Externally the property benefits from a loading area and dedicated parking.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
Unit 5, Building 341	6,222	578



Amenities



24/7 Access



Parking



Roller Shutter Door





Further information

Guide Rent

£53,000 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 £37,500

2024/2025 rates payable 49.9p in the £

Services

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

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep of the common parts. Figures to be confirmed.

EPC

The EPC rating is D 83.

Fixtures & Fittings

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

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

VAT

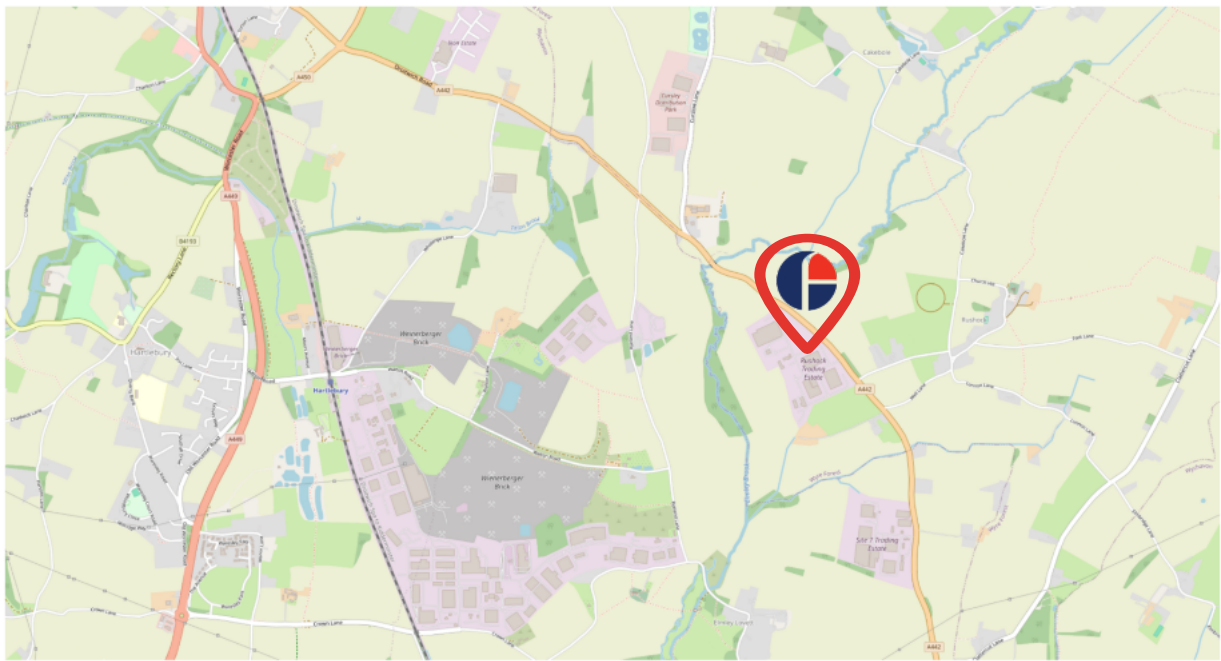
VAT is chargeable in respect of this transaction.

Viewings

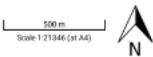
By prior arrangement with the sole agents.



Unit 5, Building 341, Rushock Trading Estate, Droitwich



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Approximate Travel Distances



Locations

- Kidderminster - 6.1 miles
- Worcester - 12.6 miles
- Birmingham - 27.2 miles



Nearest Station

- Hartlebury - 3.1 miles



Nearest Airport

- Birmingham International - 28 miles



Viewings



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Particulars dated July 2024. Photographs dated June 2024.

