For Sale

GJS Dillon
The Commercial Property Consultants



The Radius, De Salis Court, Hampton Lovett Ind Est. Droitwich, WR9 0QE

Detached Office Accommodation

- 2,142 sq ft (199 sq m) NIA
- Two storey detatched office space
- Conservatory and garden
- Located on the popular Hampton Lovett Industrial Estate
- 12 car parking spaces
- Air conditioning
- Virtual Tour Link - https://tour.giraffe360.com/theradiusdroitwich

Viewing and further information: call us on **01905 676169**
www.GJSDillon.co.uk

For Sale

The Radius, De Salis Court, Hampton Lovett Ind. Est., Droitwich, WR9 0QE

Location
The property is located within the popular Hampton Lovett Industrial Estate, approximately one mile north of Droitwich Town Centre. The Hampton Lovett Industrial Estate is accessed directly off the A442 which provides access to Droitwich to the south and Hartlebury and Kidderminster to the north. The location is particularly convenient for occupiers as it provides easy access to the M5 Motorway with Junction 5 situated approximately 3.25km (two miles) to the east.

Birmingham city centre is situated approximately 22 miles to the north east, Bromsgrove is situated approximately 7 miles to the north east, Worcester city centre is situated approximately 8 miles to the south west, Kidderminster is situated approximately 9 miles to the north and Redditch is situated approximately 17 miles to the north east.

Droitwich town centre has a main line railway station with regular trains to Birmingham to the north and Worcester to the south, and a travel time of approximately 2 hrs 35 mins to London Paddington via Worcester

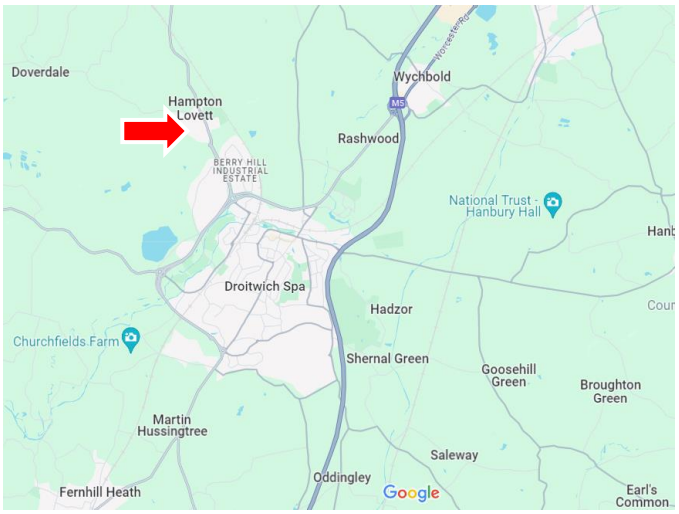
Description
The property comprises a two-storey detached office building of brick cavity construction with pitched concrete tiled roof. The property benefits from timber framed double-glazed windows throughout and has been fitted with a gas-fired central system via traditional wall-mounted radiators as well as wall-mounted split-system air conditioning units.

The property benefits from having approximately 12no tarmacadam surfaced car parking spaces, all located to the front of the building and the property is surrounded by well-maintained grounds.

Ground Floor	990 sq ft	92 sq m
First Floor	1,152 sq ft	107 sq m
Total	**2,142 sq ft**	**199 sq m**

Tenure
The property is available on a long leasehold

Energy Performance Certificate (EPC)
The property has an energy performance rating of – C (58)



Guide Price
£325,000 for the long leasehold

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

Rating Assessment
Rateable Value - £26,000

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 insitu 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.

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