To Let

GJS Dillon
The Commercial Property Consultants



2C Derwent Close, Worcester WR4 9TY

End terrace warehouse / industrial unit with secure yard

- 2,150 sq ft (199.76 sq m) GIA
- Additional mezzanine storage area not included in the above
- Guide Rent – £16,800 per annum / £1,400 per calendar month
- 1 ½ miles from Junction 6 of the M5 Motorway
- 1 ½ miles from Worcester city centre
- Secure shared yard to the front

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

To Let

2C Derwent Close, Worcester WR4 9TY

Location

2C Derwent Close is situated within Worcester, in the West Midlands. Worcester is situated 29 miles south of Birmingham, 25 miles north of Cheltenham and 132 miles north west of Central London. Worcester has excellent access to the M5 motorway, with Junction 6 being approximately one and a half miles to the northeast. The M5 provides access to the south west of England and north to Birmingham, Birmingham International Airport and the wider national motorway network.

Worcester benefits from three mainline railway stations providing direct links into Birmingham New Street, Cheltenham, Oxford, Bristol, Cardiff and London Paddington, with London Paddington being reached in approximately two hours.

Description

The property comprises an end terrace industrial / warehouse building being part of a block of three Units.

Unit C is part warehouse and part offices with mezzanine storage/office accommodation above with ground floor kitchen and WC facilities and a roller shutter door to the front eleavtion.

Outside the property to the front there is a hardstanding loading and unloading area shared with Units A and B and being bounded by a secure palisade fence.

Accommodation

Ground Floor	1,874 sq ft	174.10 sq m
First Floor	276 sq ft	25.66 sq m
Total	**2,150 sq ft**	**199.76 sq m**

Additional mezzanine storage area not included in the above measurements.

Tenure

The property is available on a new business lease for a term of years to be agreed.



Guide Rental

£16,800 per annum / £1,400 per calendar month

Energy Performance Certificate (EPC)

The property has an energy performance rating of D(78)

Rating Assessment

Rateable Value – £13,500

Service Charge

There is a service charge payable to cover common parts electricity, cleaning, litter picking, drain jetting and general repairs to the site.

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 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.

Viewing and further information:
Call: 01905 676169

Jorge Bray
jorgebray@gjsdillon.co.uk

Roy Wilkes
roywilkes@gjsdillon.co.uk