For Sale

GJS Dillon

The Commercial Property Consultants



Unit 7, Wassage Way South, Droitwich Spa, WR9 0NX

Commercial Warehouse with Office Space

- 11,764 sq ft (1,093 sq. m) GIA
- LED lighting in the warehouse
- Mezzanine storage area
- 12 car parking spaces to the front of the property
- Three miles from Junction 5 of the M5 Motorway

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

For Sale

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Location
The property is situated on Hampton Lovett Industrial Estate to the north of Droitwich Spa. Droitwich is situated approximately seven miles to the north east of Worcester, six miles south west of Bromsgrove and 18 miles south west of Birmingham city centre.

The town is situated immediately adjacent to the M5 with Junction 5 being approximately three miles from the property – this providing access north to the M42, M6 and wider national motorway network. Droitwich also benefits from a mainline railway station which provides direct access to Worcester and Birmingham New Street Stations.

Description
7 Wassage Way comprises a pair of semi-detached warehouse units, current laid out and occupied as one single premises, with associated office accommodation towards the front with an ample on-site car parking provision. The building is of steel portal framed construction with brick and blockwork elevations to low level and metal cladding above, beneath a shallow metal-clad pitched roof, with intermittent translucent roof lights. The warehouse has been fitted out with modern LED lighting along with new heating.

To the front of the building is a single storey office with cavity brick elevations and a pitched tiled roof. The property includes WC and kitchen facilities as well as mezzanine storage areas within the warehouse.

The property benefits from having approximately 12 car parking spaces to the front of the building.

Warehouse and Offices	10,032 sq ft	932 sq m
Mezzanine Storage	1,152 sq ft	161 sq m
Total	**11,764 sq ft**	**1,093 sq m**

Energy Performance Certificate (EPC)

The property has an energy performance rating – D (81).



Guide Price
£850,000

Tenure
The property is available on a long leasehold basis.

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 - £58,500

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 67 61 69

Jorge Bray
jorgebray@gjsdillon.co.uk

Roy Wilkes
roywilkes@gjsdillon.co.uk