

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 4, Droitwich Enterprise Hub, George Baylis Road, Droitwich Spa
WR9 9RB

Refurbished Warehouse with Covered Yard/Parking

- Total Gross Internal Area of 3,454 sq ft (320.88 sq m)
- Secure covered yard/parking area
- Substantial electricity supply
- Located under two miles from Junction 5 of the M5 motorway
- What3Words ([chefs.cheese.sample](https://what3words.com/chefs.cheese.sample))
- Click [here](#) for a virtual tour

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

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Unit 4, Droitwich Enterprise Hub, George Baylis Road

Location

The units are situated off the A38 at its junction with A442 (Kidderminster Road), with the A442 providing access to Droitwich town centre & Droitwich railway station (both under ½ mile south east of the subject). The A38 provides direct access to Junction 5 of M5 motorway (two miles north) and Worcester (approximately six miles south).

Droitwich is one of three towns in the district of Wychavon. It has a thriving and vibrant business community with a resident population of circa 23,000. Junction 5 of the M5 motorway is situated within 2 miles of the Town Centre, giving access to the M42 and the M6 Motorways beyond. Access to the space is via a service road off George Baylis Road.

Description

The unit provides a spacious, refurbished open-plan warehouse/workshop with roller shutter and pedestrian access. Internally, the accommodation benefits from a newly installed kitchenette and WC facilities. To the front of the property is a secure covered yard area, offering versatile space suitable for parking or operational use.

The property also benefits from a substantial electricity supply (details available upon request), which will be a key advantage for power-intensive occupiers. In addition to this unit, larger units up to 10,000 sq ft (or the whole site) are available, providing flexibility to suit a wide range of requirements.



Warehouse	3,402 sq ft	316.05 sq m
Toilets	52 sq ft	4.83 sq m
Total	3,454 sq ft	320.88 sq m

Quoting Rent

£25,000 per annum.

Tenure

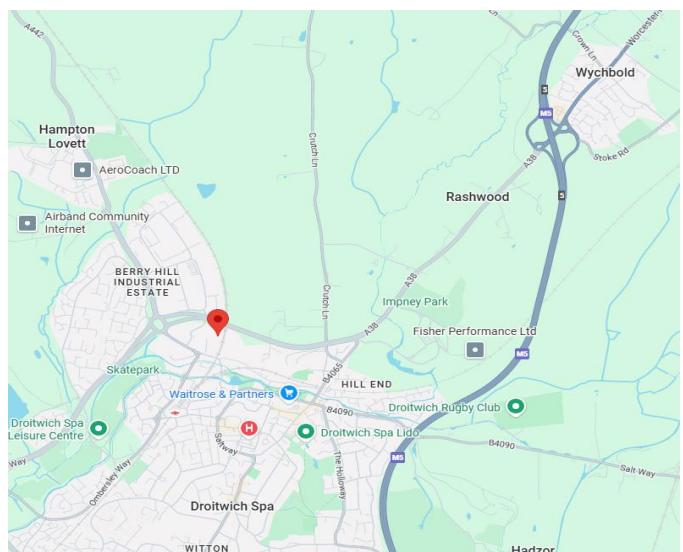
The property is available on a new business lease for a term of years to be agreed.

VAT

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of C (54).



Rating Assessment

To be reassessed.

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 in situ 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

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

 **RICS**
 **EC** MOST ACTIVE DEALMAKER 3 YEARS RUNNING