

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 3, Droitwich Enterprise Hub, George Baylis Road, Droitwich Spa  
WR9 9RB

## Refurbished Warehouse with Covered Yard/Parking

- Total Gross Internal Area of 6,255 sq ft (581.10 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)
- Click [here](#) for a virtual tour

Viewing and further information: call us on **01905 676169**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## Unit 3, 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. In addition to the main warehouse area, the accommodation includes five separate storage rooms, two office rooms positioned to the rear and a mezzanine storage area, suitable for storage.

The unit further benefits from a separate toilet block and a separate kitchen facility. 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 Space	5,763 sq ft	535.40 sq m
Mezzanine	492 sq ft	45.71 sq m
<b>Total</b>	<b>6,255 sq ft</b>	<b>581.10 sq m</b>

### Quoting Rent

**£43,000 per annum.**

### Tenure

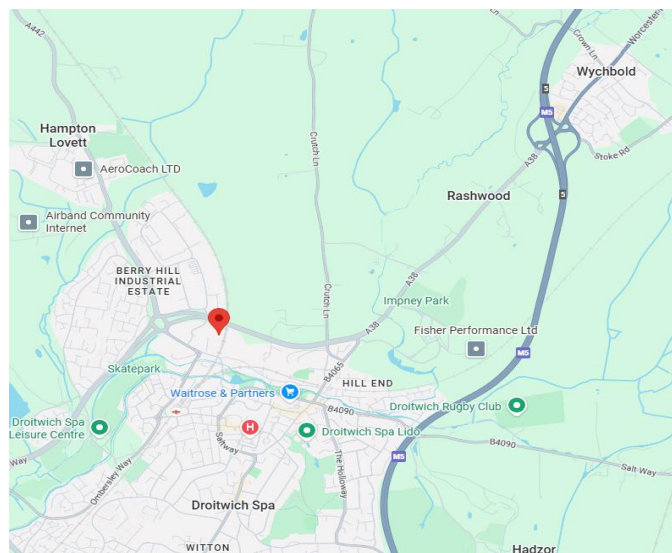
The property is available on a new business lease for a term of years to be agreed.

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

