



11a Kingswood Road, Hampton Lovett, Droitwich, WR9 0QH

## Detached two storey offices with parking

- From 1,114 sq ft (103.47 sq m) To 2,575 sq ft (239.22 sq m)
- Building can be let as individual floors or as a whole
- Open plan offices with separate meeting room
- LED lighting throughout
- Close to both junctions 5 and 6 of the M5 motorway

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

## 11a Kingswood Road, Hampton Lovett, Droitwich, WR9 0QH

### Location

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.

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.

### Description

The property comprises a detached two-storey office building that is situated adjacent to similar style office premises and is surround by a range of local and national occupiers.

The property is accessed via a front door which leads to an entrance hall and stairway, benefiting from a double storey glazed elevation. Off the entrance hall are WC facilities, with there being further WC facilities and a kitchen on the first floor. Both floors offer a balanced mix of open plan office space and individual meeting rooms.

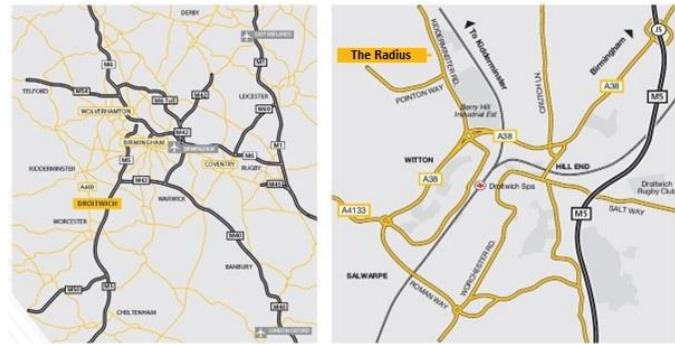
The offices have been finished to a high standard with LED lighting and air conditioning throughout.

Externally, the property benefits from a private car park with parking for at least 13 cars.

Ground Floor	1,114 sq ft	103.47 sq m
First Floor	1,159 sq ft	107.66 sq m
Whole Building	2,575 sq ft	239.22 sq m

### Energy Performance Certificate (EPC)

The property has an energy performance rating of C (53) [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](https://www.gov.uk/government/collections/energy-performance-certificate-epc)



### Guide Price

**Individual floor £13,000 per annum exclusive  
Whole building £26,000 per annum exclusive**

### Tenure

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

### Service Charge

On application

### VAT

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

### Rating Assessment

Rateable Value - £28,750 from 01/04/2023 – present

[Summary valuation - Valuation Office Agency - GOV.UK](https://www.gov.uk/government/collections/summary-valuation)

### 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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