

RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR



ELECTRIC ROLLER
SHUTTER DOORS



INTERNAL OFFICES



WCs



DEDICATED PARKING
TO THE FRONT



3-PHASE
ELECTRICAL SUPPLY



LARGE YARDS

INDUSTRIAL / WAREHOUSE UNITS

UNITS FROM 2,034 SQ FT
(189 SQ M)

TO LET

REFURBISHED
UNITS AVAILABLE

RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR

TO LET

UNITS FROM
2,034 SQ FT
(189 SQ M)

Description

The buildings are generally of steel portal frame construction with concrete floors, internal block and plaster sub-dividing walls. The units benefit from roller shutter doors, a 3-phase power supply, internal block-built offices and WC facilities. Externally, the units have ample yard and parking provision.

UNIT 02 - 5,054 Sq Ft

UNIT 03 - 5,054 Sq Ft

UNIT 06 - 3,827 Sq Ft

UNIT 09
UNIT 10 - 9,283 Sq Ft

UNIT 12 - 12,718 Sq Ft

UNIT 07 - 2,051 Sq Ft

UNIT 08 - 2,036 Sq Ft

UNIT 09 - 2,034 Sq Ft

UNIT 10 - 2,061 Sq Ft

UNIT 11 - 2,046 Sq Ft

UNIT 03 - 6,150 Sq Ft

- Zone 1 - Building 326
- Zone 2 - Building 329
- Zone 3 - Building 341
- Zone 4 - Building 325 & 342
- Zone 5 - Rear Units & Plots
- Zone 6 - Yards



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Availability

UNIT 03 - AVAILABLE TO LET

UNIT 3, BUILDING 329

5,054 Sq Ft (469.55 Sq M)

Guide Rent: £43,000 per annum

EPC: Energy Performance Rating D

- Warehouse with office and reception
- 4.6m eaves
- 7.4m to Apex
- Electric roller shutter door 4.3m (h) x 3.6m (w)
- LED Lights
- WCs

UNIT 12 - AVAILABLE TO LET

UNIT 12, BUILDING 329

12,718 sq ft (1,181.54 sq m)

Guide Rent: £102,000 per annum

EPC: Energy Performance Rating D

- Two bay warehouse with office
- 5m max working height
- Two electric roller shutter doors 5m (h) x 4.5m (w)
- Kitchen
- LED Lights
- WCs
- Under Refurbishment

UNIT 06 - AVAILABLE TO LET

UNIT 6, BUILDING 329

3,827 Sq Ft (355.54 Sq M)

Guide Rent: £31,000 per annum

EPC: Energy Performance Rating D

- Warehouse with office
- Mono-pitched roof with 4.56m eaves rising to 7.5m eaves
- Electric Roller shutter door 4.34m (h) x 3.56m (w)
- LED Lights
- WCs

UNITS 7- 11 - AVAILABLE TO LET

UNITS 7-11, BUILDING 326

2,034 sq ft (189 sq m) to 10,228 sq ft (950 sq m)

Guide Rent: On application

EPC: Energy Performance Rating D (Unit 11 is E)

- Workshop/warehouse units
- 3 Phase Electric
- Manual roller shutter doors
- Communal WC facilities
- Can be taken individually or as a whole

UNIT 02 - AVAILABLE TO LET

UNIT 2, BUILDING 329

5,054 sq ft (469.55 sq m)

Guide Rent: £43,000 per annum

EPC: Energy Performance Rating E

- Warehouse with office
- 4.5m eaves
- 7.3m to Apex
- Electric roller shutter door 4.4m (h) x 3.5m (w)
- LED Lights
- WC

UNIT 09/UNIT10 - AVAILABLE TO LET

UNIT 9/UNIT 10, BUILDING 329

9,283 sq ft (862.42 sq m)

Guide Rent: £75,000 per annum

EPC: Energy Performance Rating D

- Warehouse with two storey offices
- 4.6m eaves
- 7.3m to Apex
- Two electric roller shutter doors 4.3m (h) x 3.6m (w)
- LED Lights
- WCs

UNIT 03 - AVAILABLE TO LET

UNIT 3, BUILDING 341

6,150 sq ft (571.35 sq m)

Guide Rent: £54,000

EPC: Energy Performance Rating C

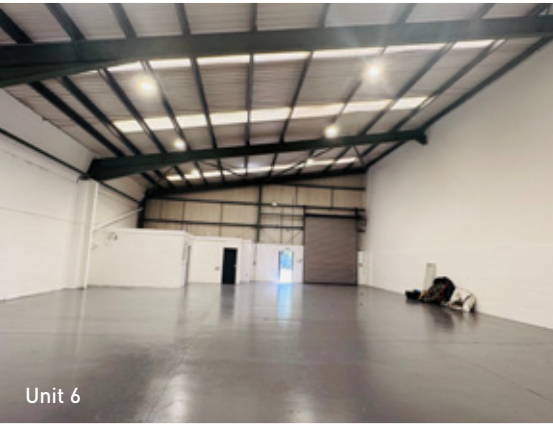
- Warehouse/Industrial Unit with office
- Steel portal frame construction
- Concrete floor
- Clear working height of 5.97 m
- Roller shutter door is 4.5 m wide by 4.9 m high
- Kitchenette and WC facilities
- Secure fenced Yard and parking provision.

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Well Lane, Droitwich WR9 0NR



Unit 3



Unit 6



Location

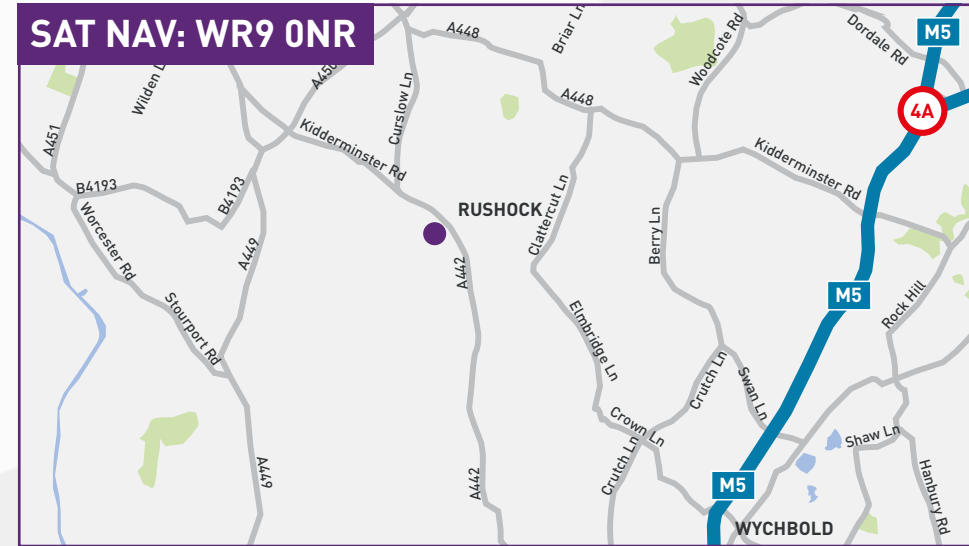
Rushock Trading Estate is located just off the Droitwich Road (A442), 5 miles north of Droitwich, 6 miles south-east of Kidderminster, and 20 miles from Birmingham City Centre.

The M5 Motorway (Junction 5) is approximately 6 miles from the estate. Rushock Trading Estate is 7 miles from Bromsgrove, where the M5 joins the M42. The nearest train station is Hartlebury with Kidderminster, Droitwich and Bromsgrove also nearby, which provide excellent train links to Birmingham, London and the wider rail network.

TO LET

UNITS FROM
2,034 SQ FT
(189 SQ M)

SAT NAV: WR9 0NR



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VAT

All figures quoted are subject to VAT at the prevailing rate.

Rates

Interested parties are advised to contact the local valuation office for further information.

Rent

Upon application.

Availability

For further information and availability, please contact:



Charles D'Auncey
charles.dauncey@harrislamb.com

Sara Garratt
sara.garratt@harrislamb.com

**fisher
german**

01905 728444

Lauren Allcoat-Hatton
lauren.allcoat-hatton@fishergerman.co.uk

James Allison
james.allison@fishergerman.co.uk.

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Designed by:
Blue
Marketing
0161 387 7252

TO LET

**UNITS FROM
2,034 SQ FT
(189 SQ M)**



Managed by

MK2
REAL ESTATE

HELPSIDE NUMBER
0121 214 1970

Asset Manager

Caissoni