

westbridge

COMMERCIAL

TO LET

TRADE COUNTER & WAREHOUSE UNIT

(Located alongside Screwfix, PaintWell & Toolstation)



A5, Salwarpe Business Park, Salwarpe Road, Droitwich WR9 9BH



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- Ideal Trade Counter Unit
- Private Secure New Business Park
- 2.8 Miles from M5
- Modern Units with 6m Eaves
- £36,000 pa + VAT

A5, Salwarpe Business Park, Salwarpe Road, Droitwich, Worcestershire WR9 9BH

Location:

The site is located off Salwarpe Rd, Droitwich which links the Kidderminster Rd to Ombersley Way. The site is easily accessible via the A38 which leads to junction 5 of the M5 Motorway just 2.8 miles to the North East of the development.

Description:

The Business Park: A Landmark new Business Park for Droitwich and the surrounding area. The development is a secure self-contained site situated behind electrically operated gates offering clean, modern and sustainable business units.

Unit 5 measures 3,398 sq ft (315.8 m2) and sits alongside Screwfix, PaintWell and Toolstation and is ready for occupation.

Available To Let at £36,000 per annum plus VAT, the unit is constructed of steel portal frame design with profile insulated roof sheets, clear roof lights and solar panels on the roof. The walls are constructed from cavity walled brick and blockwork at low level with composite micro rib insulated sheets at high level and has its own insulated roller shutter door with separate pedestrian door and window.

The unit has power floated concrete floors and come as standard with a ground disabled access toilet and a kitchen.

Local Business Community Droitwich has a thriving historic high street with many independent shops but also has a number of larger operators just outside the town such as: Waitrose, Aldi, Lidl, Morrisons, Land Rover, Howdens, Vax, County Building Supplies, Screwfix, PaintWell, Toolstation & Travis Perkins.

Floor Area:

Gross Internal Area (GIA) is 3,398 sq ft (315.68 m2)

Price:

£36,000 per annum + VAT

Tenure:

New FRI lease available.

Service Charge:

2022 budget based on 0.25p per sq ft per annum

Rateable Value: To be rated by VOA on tenant occupation: www.voa.gov.uk.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs, the landlord may request a holding deposit once terms are agreed.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating will be completed shortly and a full copy of this report is available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.

