



# TO LET

## WAREHOUSE/INDUSTRIAL PREMISES

**UNIT 6 BUILDING 329  
RUSHOCK TRADING ESTATE  
DROITWICH  
WR9 0NR**



**3,827 sq.ft (355.54 sq.m)**  
(Approx. Gross Internal Area)

**\* Available immediately**

**\* Refurbished**

**\* Flexible lease terms considered**



**Location:**

Unit 6, Building 329 is located to the rear of Rushock Trading Estate.

Rushock Trading Estate is on the Droitwich Road (A442), 5 miles north of Droitwich, 6 miles southeast of Kidderminster and 20 miles from Birmingham city centre.

**Description:**

The property is of steel portal framed construction with concrete floor and a maximum working height of approximately 6 metres.

The unit benefits from an electric roller shutter door (approx. 3.56 m (w) x 4.34 m (h)), a 3-phase power supply, LED lighting, W.C facilities and an internal block-built office with LED Lighting and carpets.

Externally, the property benefits from a loading area and dedicated parking.

**Accommodation:**

	Sq. m.	Sq. ft.
<b>Total Approx. Gross Internal Area</b>	<b>355.54</b>	<b>3,827</b>

**Tenure:**

A new lease is available for a term of years to be agreed.

**Rent:**

£32,750 per annum (exclusive)

**Business Rates:**

Rateable Value (2023): £20,500

**Services:**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

**Legal Costs:**

Each party to be responsible for their own legal costs incurred in any transaction.

**EPC:**

Rating – C (67)

**VAT:**

All prices quoted are exclusive of VAT, which may be chargeable.

**Anti-Money Laundering:**

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

**Viewing:**

Strictly via joint agents:

**Harris Lamb**  
75-76 Francis Road  
Edgbaston  
Birmingham  
B16 8SP

Tel: 0121 455 9455

Contact: Sara Garratt  
Email: sara.garratt@harrislamb.com

**Or our Joint Agents**

**Fisher German**  
01905 728 449

Ref: G2856  
Date: April 2025

**Subject To Contract**



