



STONEBRIDGE CROSS BUSINESS PARK
DROITWICH, WR9 0LW

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TO LET
MODERN INDUSTRIAL / WAREHOUSE UNIT
57,919 sq ft | 5,371 sq m

TO BE REFURBISHED





WAREHOUSE



10m minimum clear internal height



4 dock level doors



Current EPC rating 'C' (target 'B' rating post refurb)



87 car parking spaces



2 level access doors



Approx. 38m yard



LED lighting throughout



Opportunity to take with racking in-situ

OFFICES



Open plan layout



Reception area



Kitchen / welfare



LED lighting throughout



Heating system



Raised access floors



Warehouse	45,975 sq ft	4,271 sq m
Mezzanine	3,515 sq ft	327 sq m
Ground Floor Offices	4,342 sq ft	394 sq m
First Floor Offices	4,087 sq ft	379 sq m
TOTAL (GIA)	57,919 sq ft	5,371 sq m



Strategically Located in the Midlands

SB57 is located within Stonebridge Cross Business Park, a modern 77-acre business park in Droitwich Spa, Worcestershire. Positioned between the A449 and Junction 5 of the M5 motorway, which is approximately 1 mile away, the development offers excellent connectivity to the regional and national motorway network.

Worcester is approximately 8 miles away, Kidderminster 9.5 miles and Birmingham 21 miles, making SB57 an ideal location for businesses seeking a well-connected Midlands base.

MOTORWAYS	TIME	DISTANCE
M5 J5	5 mins	2 miles
M5 J4A (M42)	10 mins	8 miles
M5 J8 (M50)	22 mins	19 miles
M6 J8	34 mins	25 miles

CITIES / TOWNS	TIME	DISTANCE
Droitwich Spa (centre)	3 mins	1 mile
Worcester	18 mins	9 miles
Birmingham	37 mins	22 miles
London	2 hr 26 mins	125 miles

RAIL PORTS	TIME	DISTANCE
Birmingham Freightliner	39 mins	25 miles
Hams Hall	39 mins	36 miles

AIRPORTS	TIME	DISTANCE
Birmingham	32 mins	29 miles
Coventry	43 mins	42 miles
East Midlands	1 hr 4 mins	63 miles
Heathrow	1 hr 51 mins	114 miles

Source: Google Maps







DROITWICH SPA

TERMS

Available to let on a new full repairing and insuring lease on terms to be agreed.
Rent on application. All figures quoted are exclusive of VAT.

SERVICES

Agents understand that all mains services are connected to the property.
Further information will be available upon request.

REFURBISHMENT

The property will be refurbished following vacation by the outgoing occupier. There is an opportunity to adapt those works to suit an specific occupiers requitements, subject to terms.

For further information or to arrange an inspection, please contact:

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