



## Unit at Offerton Lane Hindlip, Worcester, WR3 8SX

Leasehold | New Build Industrial/Warehouse Unit | 6,333 Sq Ft (588 Sq M)

**TO LET**



## Location

The property is located off Offerton Lane, approximately 0.8 miles from Junction 6 of the M5 and the A449 which links Worcester and Kidderminster. The nearby A4538 provides access to Droitwich and links to Bromsgrove via the A38. The nearest train station is Droitwich Spa approximately 4.5 miles distant, with direct links available to Hereford and Birmingham New Street, with links to London Paddington via Worcester Shrub Hill.



## Description

The new built unit comprises a steel portal framed building with part concrete block and part clad elevations, a clad pitched roof with translucent roof lights, two pedestrian entrance doors and two additional fire exits. Internally the property measures 6m to the eaves and upon completion will provide two electric roller shutter doors 4 m (w) x 5.1m (h), concrete floor, LED lighting and WC. The property benefits from ample onsite parking to the side of the unit.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Industrial/Warehouse Unit	6,333	588



## Amenities



Loading Door



24/7 Access



Parking



## Further information

### Guide Rent

On application.

### Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

### Business Rates

To be assessed upon occupation. 2024/2025 Rates Payable 49.9p in the £.

### Services

We understand that mains water, drainage and three phase electricity are available at the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

To be confirmed.

### Legal Costs

A contribution will be payable towards the landlord's legal costs of £500 plus VAT.

### Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

### Insurance

The landlord insures the property and recovers the cost from the tenant.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

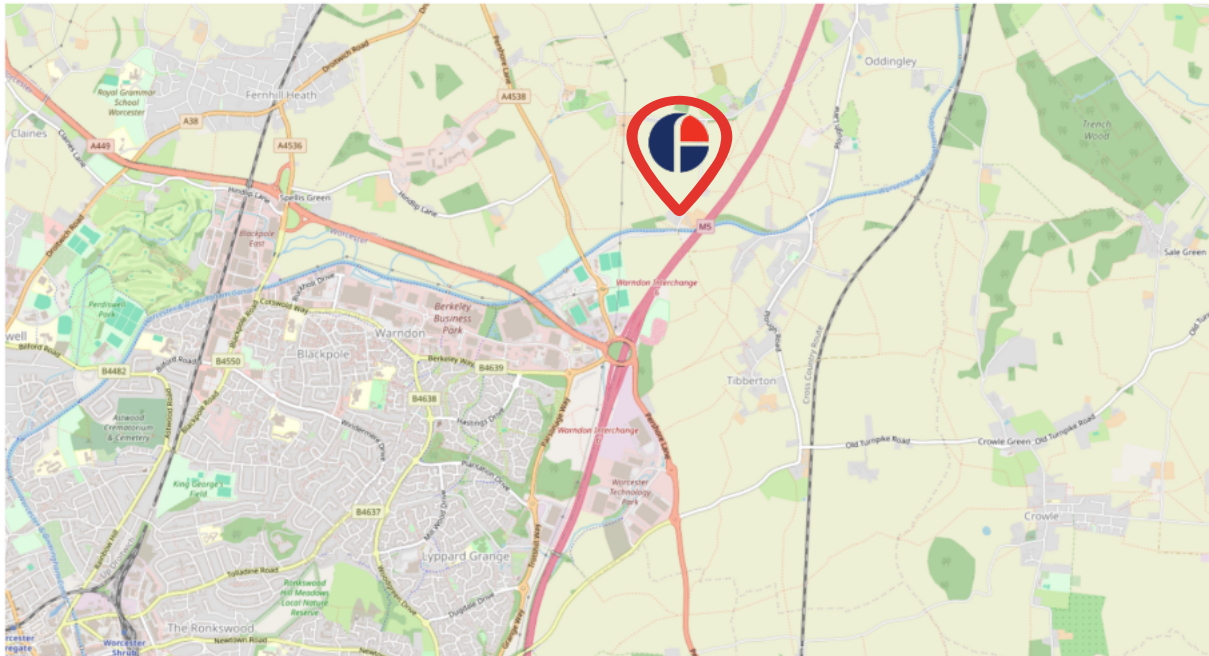
### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

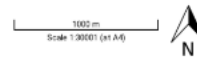
### VAT

VAT is chargeable in respect of this transaction.

# Unit at Offerton Lane, Worcester



Produced on Land App, Dec 16, 2024  
© Crown copyright and database right 2024 (license number 100059332)



**Approximate Travel Distances**

**Locations**

- Junction 6 of M5 - 0.8 miles
- Worcester - 5.1 miles
- Kidderminster - 16.6 miles

**Nearest Station**

- Droitwich - 4.5 miles

**Nearest Airport**

- Birmingham International - 32.5 miles

## Viewings

 **Lauren Allcoat**

01905 728 449

07738 981 480

lauren.allcoat@fishergerman.co.uk

 **Ellie Salmon**

01905 728 446

07890 890 834

ellie.salmon@fishergerman.co.uk

[fishergerman.co.uk](https://fishergerman.co.uk)

**Please Note:** Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated December 2024. Photographs dated December 2024.

