

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 621 SQ FT – 40,677 SQ FT
(58 SQ M - 3,779 SQ M)

Indicative refurbishment image

TO LET

REFURBISHED
UNITS AVAILABLE

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UNITS FROM
621 SQ FT – 40,677 SQ FT
(58 SQ M - 3,779 SQ M)

Description

The buildings are generally of steel portal frame construction with concrete floors, internal block and plaster sub-dividing walls and a minimum eaves height of 6m, to an apex of 8m. The units benefit from roller shutter doors, a 3-phase power supply, internal block built offices and WCs. Externally, the units have ample yard and parking provision.

UNIT 01 - AVAILABLE TO LET

UNIT 1, BUILDING 341

12,334 Sq Ft (1,145.86 Sq M)

Guide Rent: £98,672 per annum

Rateable Value: £63,000 Rates payable 54.4p in the £

EPC: Energy Performance Rating C

The property is of steel portal frame construction providing open plan warehouse space with concrete floors. This unit is in a very good condition with clear working heights of 5.7m. There are significant loading areas via two roller shutter doors. The roller shutter doors are 4.5m wide and 5m high. There is also ample car parking provision. The unit is well lit with PVC roof lights and industrial load bay lighting. The unit also includes modern ground floor office content in the southeastern corner comprising a main office, reception, meeting room, kitchenette, canteen and male and female W.C's.



UNIT 06 - AVAILABLE TO LET

UNIT 6, BUILDING 329

3,827 Sq Ft (355.54 Sq M)

Guide Rent: £32,750 per annum

Rateable Value: £20,500

EPC: Energy Performance Rating D

The property is of steel portal framed construction with concrete floor, max working height of 6m. The unit benefits from an electric roller shutter door 3.56m (w) x 4.34m (h), 3-phase power supply, LED lighting, 2 x toilets and an internal block-built office with LED Lighting and carpets. Externally the property benefits from a loading area and dedicated parking.

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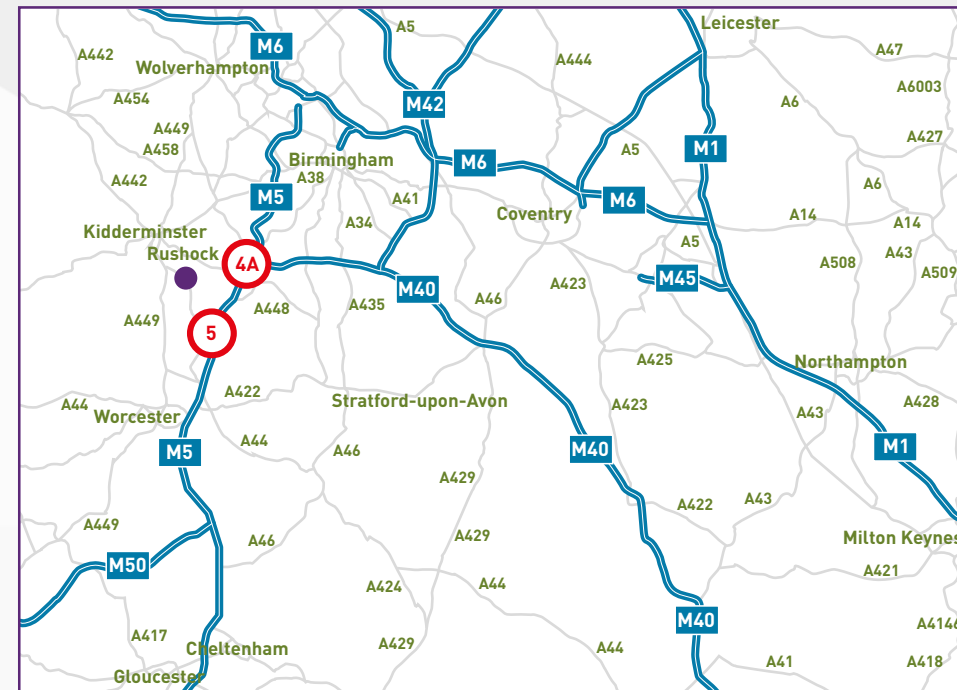
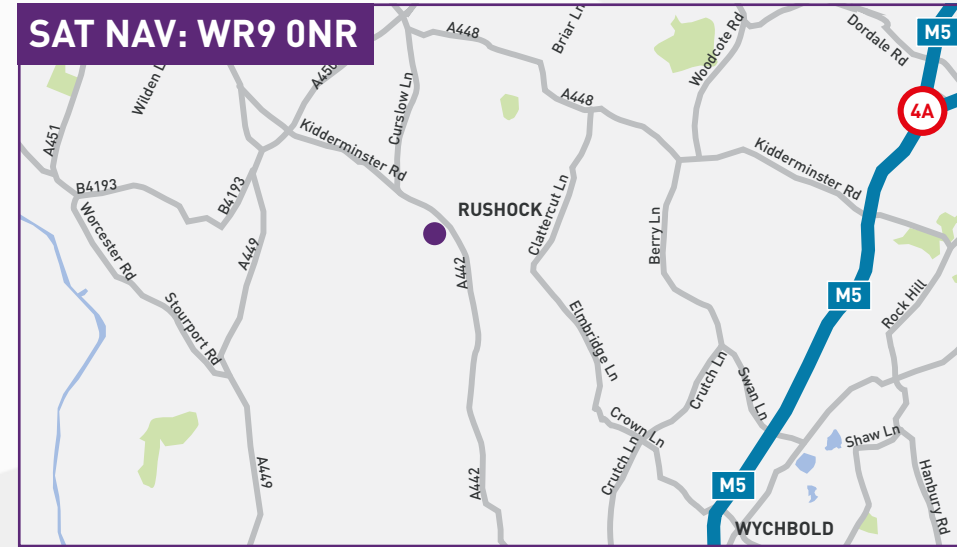


Location

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.

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:



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Designed by:
Shore
Marketing
0161 387 7252

INDICATIVE REFURBISHMENT IMAGE

Managed by **MK2** REAL ESTATE
HELPDESK NUMBER
0121 214 1970

Asset Manager **Caissoni**