

# 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 2,034 SQ FT  
(189 SQ M)

## TO LET

REFURBISHED  
UNITS AVAILABLE

# RUSHOCK TRADING ESTATE

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# TO LET

UNITS FROM  
2,034 SQ FT  
(189 SQ M)

## Description

The buildings are generally of steel portal frame construction with concrete floors, internal block and plaster sub-dividing walls. The units benefit from roller shutter doors, a 3-phase power supply, internal block-built offices and WC facilities. Externally, the units have ample yard and parking provision.

**UNIT 02 - 5,054 Sq Ft**

**UNIT 03 - 5,054 Sq Ft**

**UNIT 06 - 3,827 Sq Ft**

**UNIT 09  
UNIT 10 - 9,283 Sq Ft**

**UNIT 12 - 12,718 Sq Ft**

**UNIT 07 - 2,051 Sq Ft**

**UNIT 08 - 2,036 Sq Ft**

**UNIT 09 - 2,034 Sq Ft**

**UNIT 10 - 2,061 Sq Ft**

**UNIT 11 - 2,046 Sq Ft**

- Zone 1 - Building 326
- Zone 2 - Building 329
- Zone 3 - Building 341
- Zone 4 - Building 325 & 342
- Zone 5 - Rear Units & Plots
- Zone 6 - Yards



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# TO LET

UNITS FROM  
2,034 SQ FT  
(189 SQ M)

## Availability

### UNIT 02 - AVAILABLE TO LET

#### UNIT 2, BUILDING 329

5,054 sq ft (469.55 sq m)

**Guide Rent:** £42,959 per annum

**EPC:** Energy Performance Rating E

- Warehouse with office
- 4.5m eaves
- 7.3m to Apex
- Electric roller shutter door 4.4m (h) x 3.5m (w)
- LED Lights
- WC

### UNIT 03 - AVAILABLE TO LET

#### UNIT 3, BUILDING 329

5,054 Sq Ft (469.55 Sq M)

**Guide Rent:** £42,959 per annum

**EPC:** Energy Performance Rating D

- Warehouse with office and reception
- 4.6m eaves
- 7.4m to Apex
- Electric roller shutter door 4.3m (h) x 3.6m (w)
- LED Lights
- WCs

### UNIT 06 - AVAILABLE TO LET

#### UNIT 6, BUILDING 329

3,827 Sq Ft (355.54 Sq M)

**Guide Rent:** £30,616 per annum

**EPC:** Energy Performance Rating D

- Warehouse with office
- Mono-pitched roof with 4.56m eaves rising to 7.5m eaves
- Electric Roller shutter door 4.34m (h) x 3.56m (w)
- LED Lights
- WCs

### UNIT 09/UNIT10 - AVAILABLE TO LET

#### UNIT 9/UNIT 10, BUILDING 329

9,283 sq ft (862.42 sq m)

**Guide Rent:** £74,264 per annum

**EPC:** Energy Performance Rating D

- Warehouse with two storey offices
- 4.6m eaves
- 7.3m to Apex
- Two electric roller shutter doors 4.3m (h) x 3.6m (w)
- LED Lights
- WCs

### UNIT 12 - AVAILABLE TO LET

#### UNIT 12, BUILDING 329

12,718 sq ft (1,181.54 sq m)

**Guide Rent:** £101,744 per annum

**EPC:** Energy Performance Rating D

- Two bay warehouse with office
- 5m max working height
- Two electric roller shutter doors 5m (h) x 4.5m (w)
- Kitchen
- LED Lights
- WCs
- Under Refurbishment

### UNITS 7- 11 - AVAILABLE TO LET

#### UNITS 7-11, BUILDING 326

2,034 sq ft (189 sq m) to 10,228 sq ft (950 sq m)

**Guide Rent:** On application

**EPC:** Energy Performance Rating D (Unit 11 is E)

- Workshop/warehouse units
- 3 Phase Electric
- Manual roller shutter doors
- Communal WC facilities
- Can be taken individually or as a whole

# RUSHOCK TRADING ESTATE

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# TO LET

UNITS FROM  
2,034 SQ FT  
(189 SQ M)



Unit 3



Unit 6

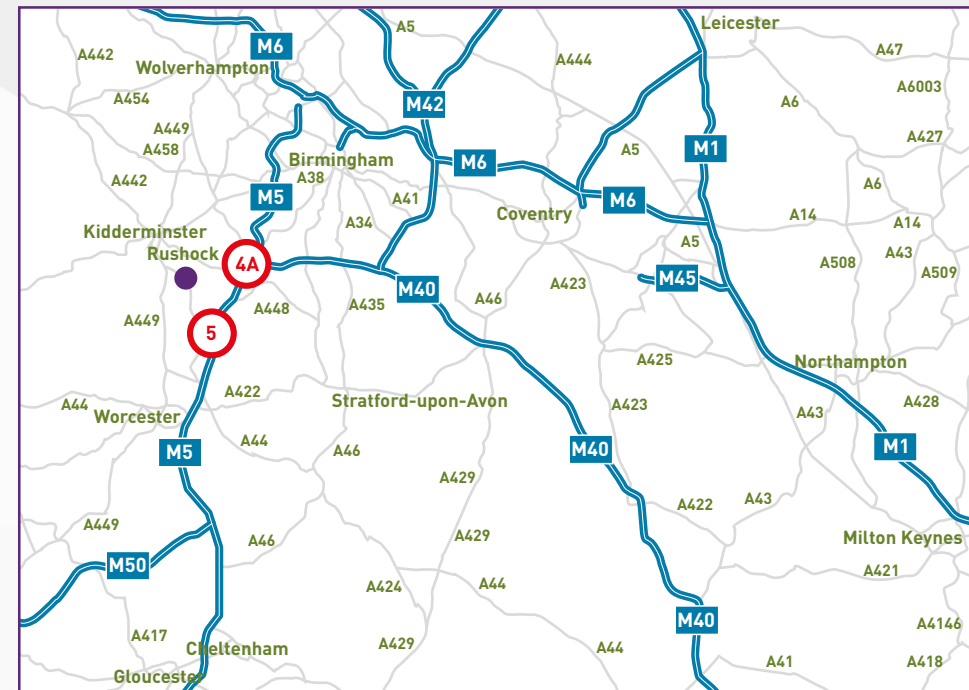
## Location

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



# RUSHOCK TRADING ESTATE

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# TO LET

UNITS FROM  
2,034 SQ FT  
(189 SQ M)

## 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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