

westbridge

COMMERCIAL

TO LET

## INDUSTRIAL/WAREHOUSE UNIT



### Unit 7 Judge Court, Berry Hill Industrial Estate, Droitwich



Richard Johnson



Sephie Portwood



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- Industrial Unit/Workshop
- 1,202 sq ft (111.71 m<sup>2</sup>) GIA
- Internal Office & Toilet
- Excellent M5 Motorway Access
- £11,950 per annum NO VAT

# Unit 7 Judge Court, Berry Hill Industrial Estate, Droitwich WR9 9AB

## Location:

Following the A38 towards Droitwich, continue on the A38 past the Chateau Impney area. At the large roundabout, take the exit towards A38 Bromsgrove and immediately turn at the left-hand slip road into Berry Hill Industrial Estate (The Furlong). Continue until you reach the turning for North Bank and turn into North Bank, Judge Court development on the left-hand side of the estate.

## Description:

The unit has a set of opening double doors leading to the main unit, internal office 12.1 sq ft by 10.6 sq ft, with toilets to right hand side. The roof has roof lights and fluorescent strip lights overhead. There is a 3 phase power supply with three phase and single phase sockets. Parking is available to the front of the unit.

## Floor Area:

Gross Internal Area (GIA) is 1,202 sq ft (111.71 m2).

## Price:

£11,950 Per Annum NO VAT

## Tenure:

New Lease Available

## Service Charge:

No service charge levied at time of print.

## Rateable Value

Not currently rated, source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

## VAT:

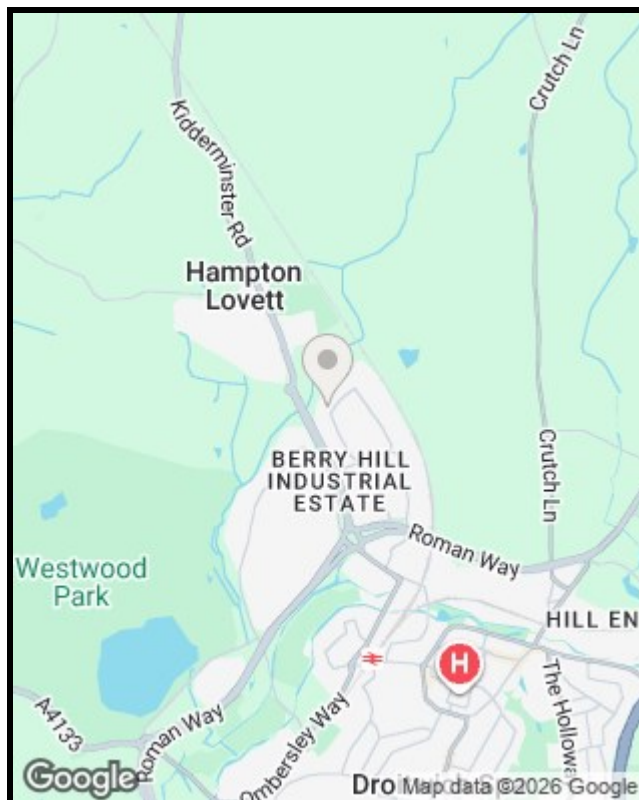
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is = B.  
A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:



## Richard Johnson:

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## GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).





Total area: approx. 111.7 sq. metres (1202.8 sq. feet)