



UNIT 1

WEST BANK

BERRY HILL INDUSTRIAL ESTATE | DROITWICH | WORCESTERSHIRE | WR9 9AP

REFURBISHED INDUSTRIAL WAREHOUSE UNIT WITH OFFICES



UNIT 2A

UNIT 1

**TO LET/
MAY SELL**

59,135 SQ FT (5,493 SQM) GIA APPROX

WITH POTENTIAL TO COMBINE WITH UNIT 2A (11,611 SQ FT) TOTALLING 70,746 SQ FT



NEWLY REFURBISHED



NEW PROFILE CLAD
ROOF



ONSITE PARKING



LEVEL ACCESS & DOCK
LEVEL LOADING DOORS



4.3M
EAVES HEIGHT



OFFICES FEATURE SUSPENDED
CEILINGS & CAT II LIGHTING



LED LIGHTING



EXCELLENT
ACCESS TO J5 M5



CANTEEN



FENCED AND GATED SITE



TWO STOREY OFFICES
WITH MEETING ROOMS



Location

The property is situated on the Berry Hill Industrial Estate, with a frontage to the A442 Droitwich to Kidderminster Road. Droitwich Town Centre is approximately 1 ½ miles to the South of the property. Communication links are good with Junction 5 of the M5 Motorway being approximately 3 miles distant via the A38 Bromsgrove to Worcester Road.

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	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

SEA PORTS	TIME	DISTANCE
Bristol	1 hr 7 mins	68 miles
Southampton	2 hr 14 mins	128 miles
Liverpool	2 hr 19 mins	116 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



IN GOOD COMPANY



INDUCTOTHERM

M5

TUBETRADE

NU-WAY

HOWDENS

UNIT 2A

UNIT 1

AMAZON VAN
PARK

BDS
GLOBAL

A38
JUNCTION

ALDI

DROITWICH SPA
STATION



5 minute drive to **M5 Junction 5** via the A38



Unit 1

The property is newly refurbished with a two-bay steel portal frame warehouse featuring part brick/clad elevations, a 4.3m eaves height, and a new profile clad roof with LED lighting. Access is via a side roller shutter door and a rear dock level loading door. The front office block, partially single and two-storey, includes a canteen, WCs, meeting rooms, and open-plan offices, all with suspended ceilings, CAT II lighting, central heating, and carpeting. The site also offers two vehicular access points and surfaced car parking and yard areas.

Potential to combine with: Unit 2A

The property features a two-bay steel portal frame warehouse with part brick and part clad elevations, a 5m eaves height, and heating via suspended gas-fired blowers. Access is provided by a level access roller shutter door. The site includes a secure, surfaced car parking and yard area with two vehicular access points. The front office block, partly single and two-storey, offers a canteen, WCs, meeting rooms, and open-plan offices with suspended ceilings, CAT II lighting, central heating, and carpeting.

Accommodation

The accommodation comprises the following areas:

Unit 1	sq ft	sq m
Warehouse	47,822	4,442.8
Warehouse Stores/ Amenities	6,886	639.7
First Floor Offices	4,427	411.3
Total	59,135	5,493.8

Unit 2A	sq ft	sq m
Warehouse		
Ground Floor Offices/Ancillary		
First Floor Offices		
Total	11,611	1,078.7

Combined Total	70,746	6,572.5
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Availability/Price

The property is available by way of a new full repairing and insuring lease off a guide headline rent of £5.95 psf. Alternatively, the property may be sold by way of the ground leasehold interest, being 125 years from 26th January 2024 at a passing rent of £26,550. Further details on request.

Business Rates

2023 Rateable Value: £182,000.

EPC

TBC.

Services

It is understood that the premises benefit from all mains services. Applicants are advised to make their own enquiries of the relevant utility companies.





VAT

All rents and prices quoted are exclusive of VAT if chargeable.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Viewings

Viewing strictly by prior appointment via the sole agents:



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