

westbridge

COMMERCIAL

TO LET

## INDUSTRIAL/WAREHOUSE UNIT



New Units, Woolmere Green, Droitwich Road, Bromsgrove



Richard Johnson



Sephie Portwood



01789 415628



[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)



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

- 3 New Warehouse Units
- From 2,030 sq ft (188.69 m<sup>2</sup>) - 6,914 sq ft (642.67 m<sup>2</sup>)
- Gated Site with Allocated Parking
- Prices from £20,300 + VAT
- Composite Panel Insulation

# New Units, Woolmere Green, Droitwich Road, Bromsgrove B60 4DD

## Location:

The property is located off the B4090 Salt Way at Hanbury ideally located for access to M5 motorway at junction 5 via Stoke Prior which is located just 5 miles away to the North.

## Description:

The property consists of a new steel portal frame building that sits within a private site behind gates just off the B4090 at Hanbury. There is an area outside of the unit laid as hardstanding providing parking and a drive way from the gates to the road.

The building itself is laid out as a terrace of three separate units 1, 2 & 3 all with their own separate roller shutter doors, pedestrian door leading to a reception/office area, disabled access WC and kitchen area. There is a staircase to the first floor mezzanine area which could be used for a variety of uses.

The ground floor warehouse will have a power floated concrete floor, the walls are insulated composite panels and the roof is insulated composite panels with some clear roof panels. Each unit will have an electric and water supply as well as allocated parking outside the unit and opposite by the hedge line.

## Unit 1

GF 9.15 m wide by 16.80 m long = 153.72 m<sup>2</sup>  
FF 4.59 m wide by 7.62 m long = 34.97 m<sup>2</sup>  
Total GIA = 188.69 m<sup>2</sup> or 2,030 sq ft

## Unit 2

GF 9.35 m wide by 16.80 m long = 157.08 m<sup>2</sup>  
FF 4.93 m wide by 7.62 m long = 37.56 m<sup>2</sup>  
Total GIA = 194.64 m<sup>2</sup> or 2,094 sq ft

## Unit 3

GF 13.71 m wide by 16.80 m long = 230.32 m<sup>2</sup>  
FF 4.59 m wide by 7.62 m long = 34.97 m<sup>2</sup>  
Total GIA = 265.29 m<sup>2</sup> or 2,854 sq ft

## Floor Area:

Gross Internal Area (GIA) - Sizes from 2,030 sq ft (188.69 m<sup>2</sup>) - 6,914 sq ft (642.67 m<sup>2</sup>)

## Price:

Prices from £20,300 + VAT Per Annum

## Tenure:

New Lease Available

## Service Charge:

To be advised.

## Rateable Value

Yet to be 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:

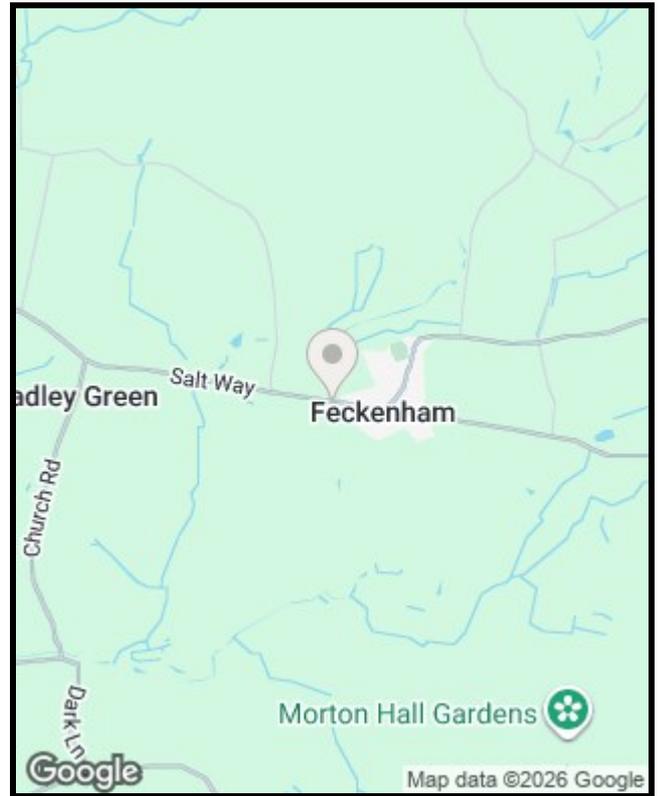
Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## 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 to be confirmed upon completion of the build.

A full copy of this report will be available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson:

Westbridge Commercial Ltd  
1st Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)

## 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).



