



FOR SALE/ TO LET INDUSTRIAL/WAREHOUSE PREMISES

**UNIT 26 THE FURLONG
BERRY HILL INDUSTRIAL ESTATE
DROITWICH
WR9 9AH**



55,763.70 sq. ft. (5,180.62 sq. m.)

Approx. Gross Internal Area

Total Site Area approximately 2.43 acres (0.98 hectares)

- Large power supply
- Junction 5 of the M5 Motorway approx. 2.5 miles distant
- Available as a whole or in part from 10,000 sqft upwards





Location:

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



Description:

The property comprises of 3 main bays of steel portal frame construction with profile metal clad elevations and roof.

The bay nearest the road is of mono-pitch construction and has an eaves height ranging between 4.5m to 7.5m. The modern infill bay has an eaves height of 6.7m and incorporates offices and a canteen/locker area. The smaller end bay has light weight craneage and an eaves height of approximately of 5.75m.

Accommodation:

AREAS	SQM	SQFT
Small end bay with craneage	898.4	9,670
Modern middle bay	2,192.6	23,601
Front mono-pitch bay	1,886.32	20,304
First Floor Offices	109.44	1,178
Lockers/Canteen/WCs	93.83	1,009
Total Gross Internal Floor Area	5,180.62	55,763

Tenure:

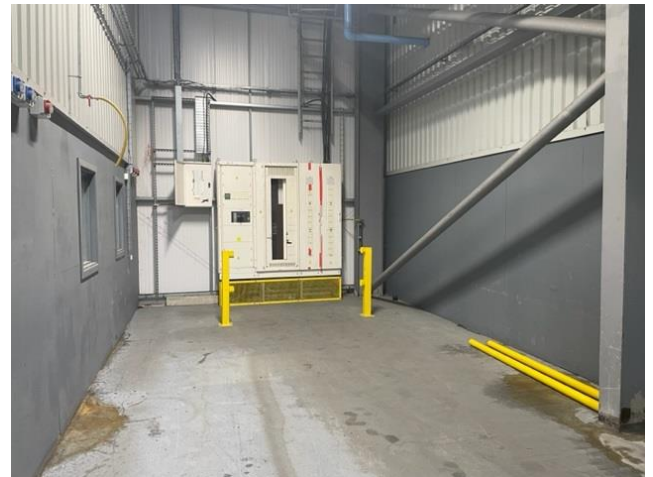
The property is available freehold with vacant possession or alternatively by means of a new full repairing and insuring lease upon terms to be agreed.

Quoting Price/ Rent:

Upon application.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



Business Rates:

2023 Rateable Value: £229,000

EPC:

EPC Rating: **C**

Money Laundering:

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



Legal Costs:

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

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

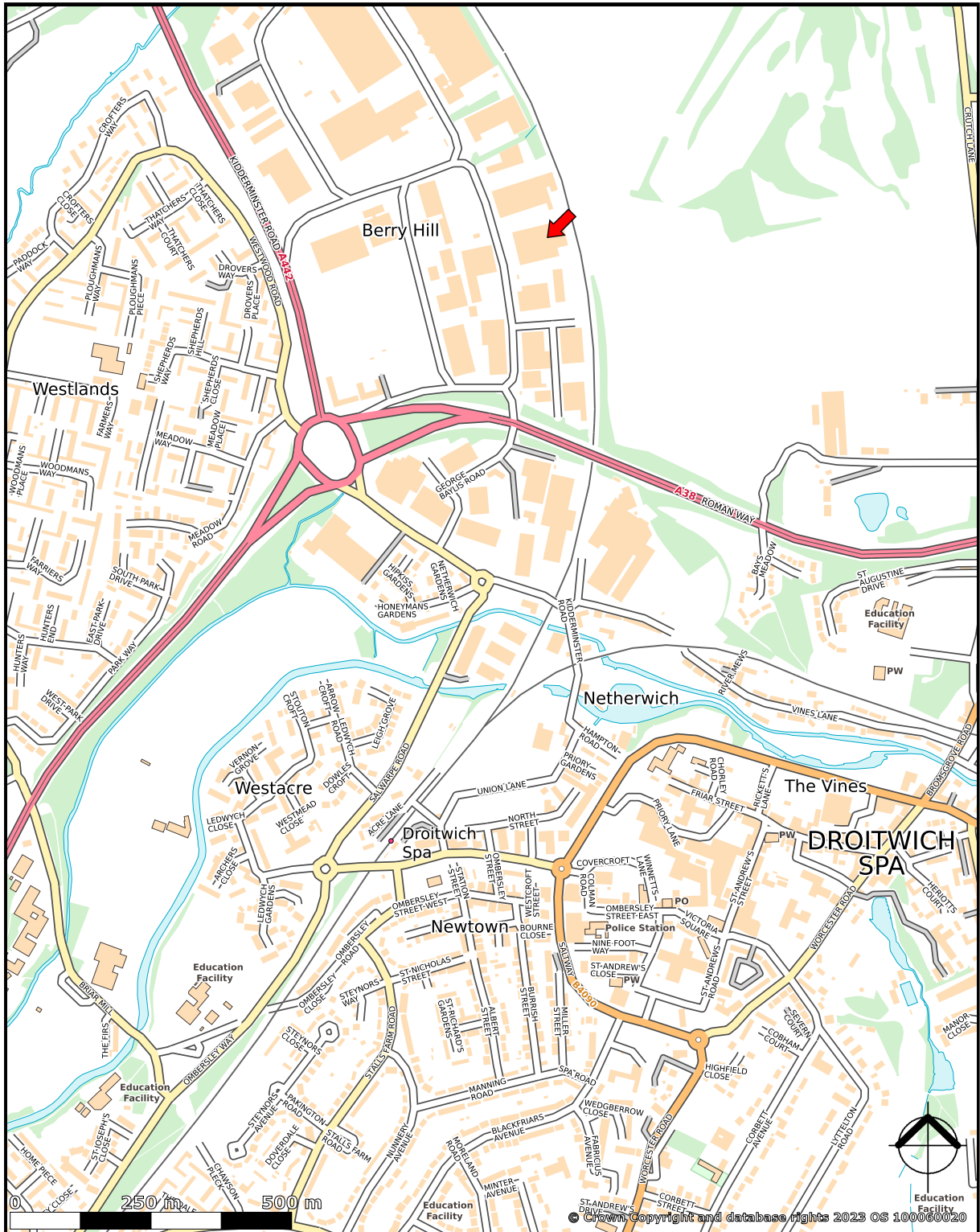
Contact: Charles D'Auncey
Email: Charles.dauncey@harrislamb.com

Ref: G7251

Date: December 2023

Subject To Contract





created on **edo**zo

Plotted Scale - 1:10,825