



A UNIQUE OPPORTUNITY TO ACQUIRE A LONG LEASEHOLD COMMERCIAL INDUSTRIAL UNIT IN THE SOUGHT AFTER COMMERCIAL AREA OF BERRY HILL INDUSTRIAL ESTATE, DROITWICH

3-4 JUDGE COURT, BERRY HILL, DROITWICH, WR9 9AB

- Gross Internal Floor Area 461.4 sq m (4,967 sq ft)
- Junction 5 of the M5 located approximately 2.7 miles away
- Eaves height of 4 metres
- Solar panel energy
- Attractive office accommodation at ground and first floor levels
- For sale with vacant possession

PRICE: £208,000 (Exclusive)

LOCATION

The property is located off Berry Hill industrial Estate on the road known as The Furlong.

The Estate is accessed off the A38 Bromsgrove to Worcester Road and is approximately 1 mile from Droitwich Town Centre. The properties benefit from excellent links with the Motorway Network accessible via Junction 5 of the M5 Motorway (approximately 2.7 miles distant).

The surrounding occupiers to the site include Hydrain, Listers Van Centre and Commercial Vehicles, Chris Morris Cars, Phil Brown Transport, Arena Flowers and DHL.

DESCRIPTION

The property comprises of a semi detached commercial unit currently used as a tyre centre with a Gross Internal Floor Area of 461.4 sq m (4967 sq ft). Sitting on a total site area of approximately 0.12 acres (0.05 hectares), which is located on Berry Hill Industrial Estate on the W Stone road.

The property is of steel portal frame construction beneath a pitched and insulated roof incorporating roof lights. The elevations are a mixture of brick/block work and lined metal clad and the floor is concrete. The property has 2 roller shutter doors on the front elevation.

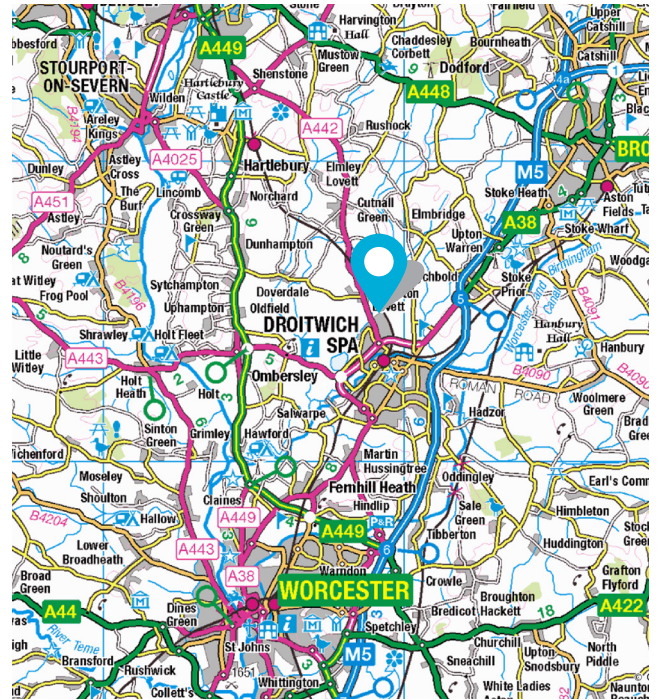
Specification includes:

- Eaves height of 4 metres (13.1 feet)
- Solar panel energy
- Two car parking spaces at the rear in the communal car park
- Good size yard/ parking area at the front

ACCOMMODATION

(All measurements are Gross Internal Floor Area and approximate)

	M SQ	SQ FT
GROUND FLOOR		
Total Gross Internal Floor Area	234.66	2,547
FIRST FLOOR		
Total Gross Internal Floor Area	224.86	2,420
TOTAL	461.4	4,967
TOTAL SITE AREA	0.059 ha	0.145 acres
EAVES HEIGHT	4 metres	
ROLLER SHUTTER WIDTH	3.13 metres	
ROLLER SHUTTER HEIGHT	3.14 metres	



RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:

Rateable Value:	£9,800
Rates Payable:	£4,812

Prospective tenants should make their own enquiries to the Local Authority.

TENURE

The property is sold with vacant possession and is held on a 125 year lease from 1980. There are 84 years left on the long lease. There is a ground rent for the common access roads and services which is currently at an amount of £600 per quarter.

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of the sale of the property.

SERVICES

(Not tested at time of inspection.)

The property is understood to benefit from main electricity, water and drainage. The property is also fed by solar energy from solar panels on the roof. The gas supply to the building is understood to be disconnected.

FOR SALE

INDUSTRIAL/WAREHOUSE UNIT



VAT

The property is understood to be elected for VAT

PRICE

£208,000 (Two hundred and eight thousand pounds)

EPC

The offices are understood to have a rating of E (111)

PLANNING

Prospective purchasers should make their own enquiries.

The property is located in the local authority of Droitwich Spa Town Council.

The site is understood to benefit from planning consent for commercial use falling within user class E of the town and country planning use classes order 1987.

LOCAL AUTHORITY

Worcestershire County Council

County Hall

Spetchley Road

Worcester

WR5 2NP

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