

FOR SALE

UNIT 20 WASSAGE WAY SOUTH
HAMPTON LOVETT, DROITWICH, WR9 0NX



INDUSTRIAL/WAREHOUSE PREMISES

1,833 sq ft (170.32 sq m) (Approx. Gross Internal Area)

- Popular industrial estate
- 3 miles from Junction 5 of M5 Motorway
- Mezzanine floor throughout

LOCATION

The property is located on Wassage Way South which forms part of Hampton Lovett Industrial Estate. Droitwich town centre is approximately 2 miles South and National Motorway access is provided by Junction 5 of the M5, approximately 3 miles distant.

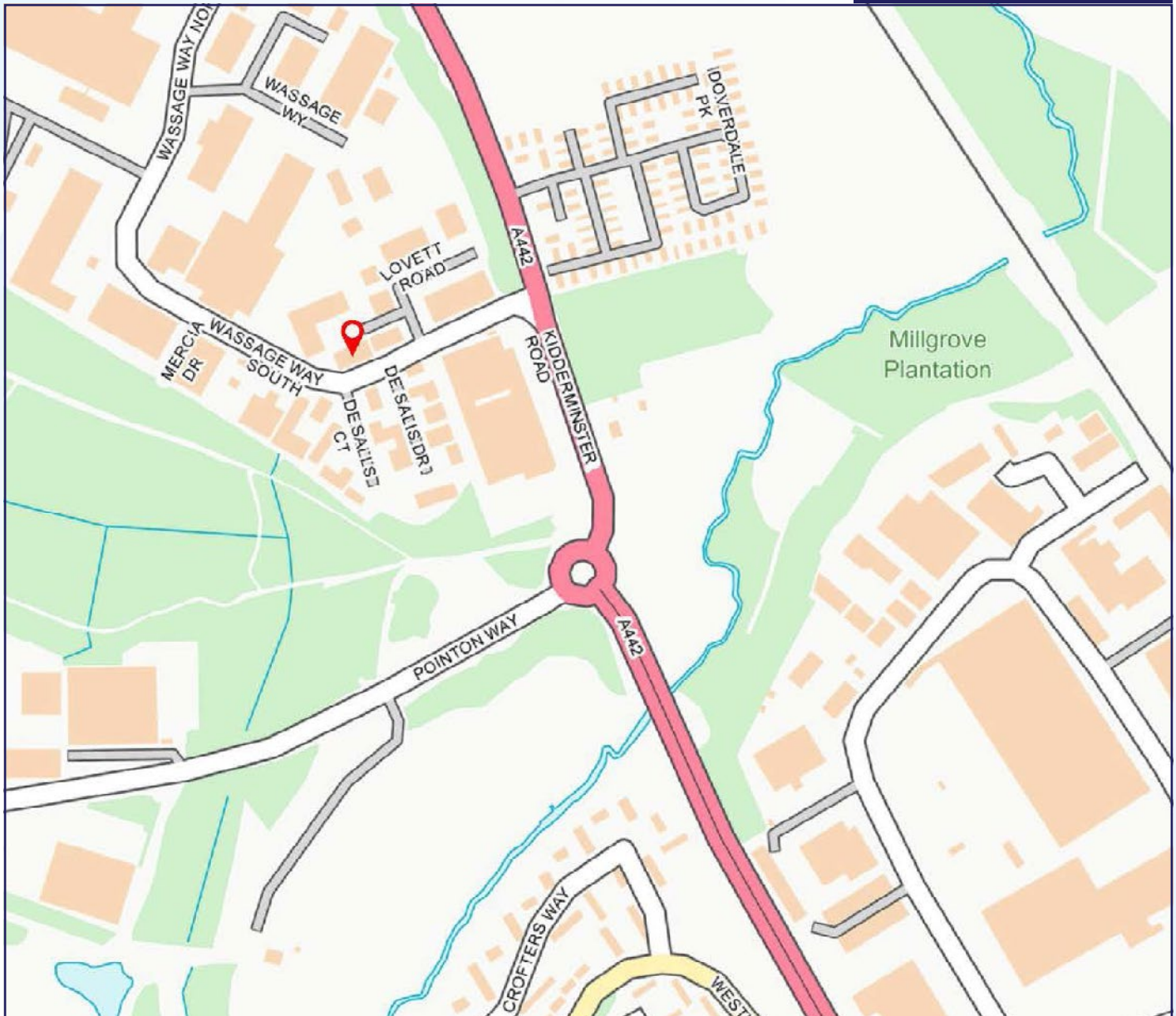
DESCRIPTION

The property comprises a mid-terraced industrial/warehouse unit of steel frame construction with a pitched metal clad roof, brick and metal clad elevations and a concrete floor.

The property is accessed via either a pedestrian or roller shutter door to the front elevation. Internally, a mezzanine floor runs throughout with workshop/storage space and a W.C located on the ground floor. The minimum working height is approx. 2.27 metres, strip or spot lighting is provided throughout and part of the concrete floor is carpeted. The first floor is accessed via a metal staircase to the rear and provides further storage space along with an office and kitchenette. An opening directly in-front of the roller shutter door is provided for ground level access and strip lighting, air conditioning and vinyl flooring is also provided throughout.

Externally, a loading area and car parking is provided directly in-front of the unit. Further car parking is provided in a communal car park.

POSTCODE: WR9 0NX



ACCOMMODATION

	SQ M	SQ FT
Ground floor	92.74	988
First floor	77.58	835
TOTAL Approx. Gross Internal Area	170.32	1,833

TENURE

The property is held on a 125 ground lease from 3rd December 1982 (approx. 88 years unexpired). The passing ground rent is £840 per annum (exclusive) to be paid quarterly in advance and is reviewed every 5 years.

PRICE

£110,000 (exclusive)

BUSINESS RATES

Rateable Value (2017) - £5,400

EPC

EPC Rating – C (63)

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.



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.

VAT

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

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G6342 Date: 10/19

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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