



Unit 20, Wilden Industrial Estate, Wilden Lane, Stourport on

TO LET

INDUSTRIAL / WAREHOUSE

Size
4,953 sq ft (460 sq m)

Rent
£32,500 per annum exclusive

Includes Offices of 569 sq.ft. (53 sq.m.)

4.5 m. (14'10") to underside of haunch.

Parking to the front of the unit - 9 spaces

Popular estate.

Location

The unit is located on the Wilden Industrial Estate. The Motorway network is accessible via Junction 5 of the M5 at Droitwich.

Description

Of steel portal framed construction with brick/blockwork and insulated profiled sheeted walls surmounted by a pitched, insulated profiled sheeted roof incorporating filon lighting panels. Height to underside of haunch - 4.5 m. (14'10") approx. Access is via an electrically operated roller shutter door. The internal offices are of blockwork construction and comprise two private offices, lobby, kitchen, male and female/disabled toilets.

9 approx. car parking spaces are available to the front of the unit.

Accommodation (Gross Internal Area)

4,953 sq.ft. (460.28 sq.m.) approx.

Services

All mains services are connected. The offices benefit from a gas fired central heating system.

Rating Assessment

Rateable Value: £29,750.

U.B.R. - 51.2p in the £(2024/2025).

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas etc.

Rent

£32,500 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Energy Performance Certificate

EPC Rating - C.

Fixtures & Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

Additional Images

