

TO LET/FOR SALE

New Build Industrial Warehouse Units

Sizes from 1,227 sq ft – 32,894 sq ft GIA
113.9 m2 – 3,065.2 m2



2.8 miles
to M5



Gated
Secure Site



Two Storey
Eaves



Electric Vehicle
Charging



Offices &
Mezzanines



Solar
Panels



LED
Lighting



Allocated
Parking

// SITE PLAN



Salwarpe Business Park // Salwarpe Road // Droitwich Spa

Location

The site is located off Salwarpe Rd, Droitwich which links the Kidderminster Rd to Ombersley Way. The site is easily accessible via the A38 which leads to junction 5 of the M5 Motorway just 2.8 miles to the North East of the development.

The Business Park

A Landmark new Business Park for Droitwich and the surrounding area. The development is a secure self-contained site situated behind electrically operated gates offering clean, modern and sustainable business units in a variety of size configurations.

The Development

The units are modern Industrial/Warehouse Units laid out in four separate blocks from A-D to be built in two phases. Each block has been designed so that it has its own services and can be divided into multiples of units to suit occupiers' requirements (refer to accommodation table). The Units are constructed of steel portal frame design with profile insulated roof sheets, clear roof lights and solar

panels on the roofs. The walls are constructed from cavity walled brick and blockwork at low level with composite microrib insulated sheets at high level.

Each unit has its own insulated up and over door with separate pedestrian door and window. The units have power floated concrete floors and come as standard with a ground floor office, a disabled access toilet and a kitchen. Larger offices and mezzanines are available by separate negotiation. The units have a three phase electric supply, metered water supply and mains drainage connections.

The ground floor offices are produced to a plastered and painted finish with 13-amp sockets, fire alarm and ready to be fitted out and carpeted by the occupier. The warehouses are fitted with LED lighting and a consumer board ready for the occupier's own warehouse electrics to be installed. Externally each unit has a concrete unloading apron with allocated parking dependant on the unit size.

A Sustainable Business Park

The units are constructed from the latest insulated products. Each unit has its own solar panels on the roof with its own self-contained system which can be expanded upon if required at the occupier's cost. There are a number of vehicle charging points but each unit can specify their own allocated points outside their unit at their cost. Lighting in the office and warehouses are both modern LED lighting systems. The business park will have cycle racks and can be reached via the canal tow path gate or the main entrance from Salwarpe Road. Droitwich mainline train station is a 7 minute walk away and various bus routes are available to and from Droitwich.

Local Business Community

Droitwich has a thriving historic high street with many independent shops but also has a number of larger operators just outside the town such as: Waitrose, Aldi, Lidl, Morrisons, Land Rover, Howdens, Vax, County Building Supplies & Travis Perkins.

// PHASE 1

Unit Number	M ²	SqFt
A1	298	3206
A2	298	3206
A3	224.6	2417
A4	224.6	2417
A5	315.8	3398
A6	315.8	3398
A7	292.9	3152
Total	1,969.7m²	21,194sq ft
D1	130.6	1405
D2	130.6	1405
D3	130.6	1405
D4	130.6	1405
D5	130.6	1405
D6	130.6	1405
D7	130.6	1405
D8	130.6	1405
Total	1,044.8m²	11,240 ft

// PHASE 2

Unit Number	M ²	SqFt
B1	112.8	1214
B2	112.8	1214
B3	101.9	1096
B4	134.8	1450
B5	134.8	1450
B6	134.8	1450
B7	134.8	1450
Total	866.4m²	9,324sq ft
C1	114	1227
C2	114	1227
C3	114	1227
C4	114	1227
C5	114	1227
C6	114	1227
C7	114	1227
C8	114	1227
C9	114	1227
C10	114	1227
Total	1,140m²	12,270sq ft

Tenure

Units are available To Let on new full repairing and insuring occupational leases with a small number of Units For Sale on new 125 year leases.

Service Charge

The Estate will be fully managed and a comprehensive service charge will be in place to cover: External landscaping, drainage, buildings insurance, gate maintenance, road surface repairs,

signage, common electricity and other such common costs.

EPC

An Energy Performance Certificate will be issued on completion of the build.

Planning & Usage

The site has planning consent for B1 & B8 use classes with B2 use classes considered subject to a detailed planning application and Freeholders

consent. Please note that no vehicle repairs of any type are permitted on the development.

Price

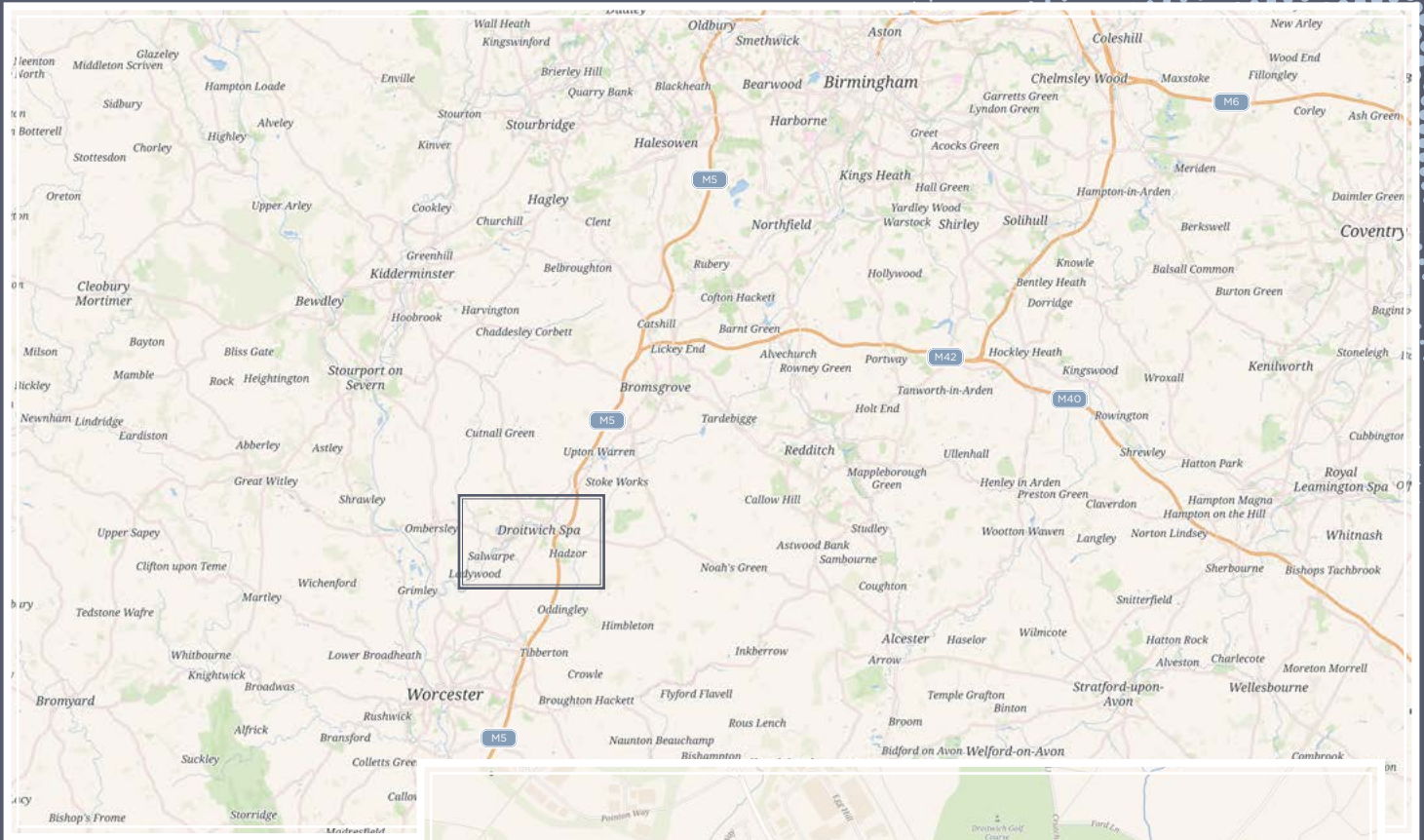
Please refer to price list available from agents office.



Salwarpe Business Park

Salwarpe Road//Droitwich Spa//Worcestershire

N.B Existing site postcode WR9 9BH, the site will be subject to a new postcode once registered.



//DISTANCES

Distance to	Miles
Droitwich Town Centre	0.9
Droitwich Train station	0.3
Junction 5 of M5 Motorway	2.8
Junction 1 of M42 Motorway	8.7
Birmingham Airport	29
Birmingham City Centre	22.2
London Heathrow	113



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Disclaimer
 All measurements are taken from architects plans and will be subject to a final build tolerance of + or - 5%. All distances shown are taken from google maps data and should be verified by the buyer or tenant before making a decision to proceed with the transaction. All images used are artist impressions or photographs from other similar development for indicative purposes. All plans are not to scale and are to be used for indicative purposes. Westbridge Commercial Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. All intended buyers and tenants should satisfy themselves of the condition and working order of the unit and should seek advice from a surveyor or Solicitor. Anyone viewing the site should do so by appointment only with the agents office and should wear appropriate PPE workwear as the site will be an active construction site. If you are unsure please ask the agents office for guidance on PPE wear.