

TO LET

Leasehold

Two storey office building

2,217 sq ft (206 sq m)



Prestige House,
Wassage Way, Droitwich, WR9 0NX



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**Prestige House, Wassage Way, Droitwich,
Worcestershire, WR9 0NX**



Office premises with on site parking

- 2,217 sq ft (206 sq m)
- Self contained office building
- On site car park - 9 spaces
- Prominently located near entrance to Trading Estate.
- 3.5 miles from Junction 5 of the M5 Motorway.



Richard Tomlinson - 07967 195147



Richard.tomlinson@fishergerman.co.uk



fishergerman.co.uk



A two storey office building located on an established Trading Estate.

Location

Prestige House is located on the established Hampton Lovett Trading Estate which lies approximately 1 mile north of Droitwich Town Centre, accessed off the A442. The M5 motorway, junction 5, is readily accessible via the A38.

Description

The two storey office building provides good quality office accommodation throughout.

WC's are located on each floor and a fully fitted kitchen is located on the ground floor.

A security alarm is fitted and the windows benefit from security shutters.

To the rear of the building there is a self contained car park with 9 spaces.

Accommodation

Floor	Sq M	Sq Ft
Ground Floor	117	1254
First Floor	89	963

Guide Rental

£22,000 per annum exclusive

Tenure

The property is available by way way of a new full repairing and insuring lease.

Business Rates

Rateable Value £18,650
Rates Payable £9,281.40

2020/2021 Rates Payable 49.9p in the £

Note - The property is currently assessed as 3 separate listings.

Services

Mains services are available to the property, namely mains water, electricity, gas and mains drainage.

It should be noted that the Landlord has fitted solar panels and therefore the Tenant will benefit from reduced electricity costs.

EPC

Energy Performance Rating D.

Legal Costs

A contribution will be payable of the Landlord's legal costs in respect of documenting the lease.

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

References/Deposit

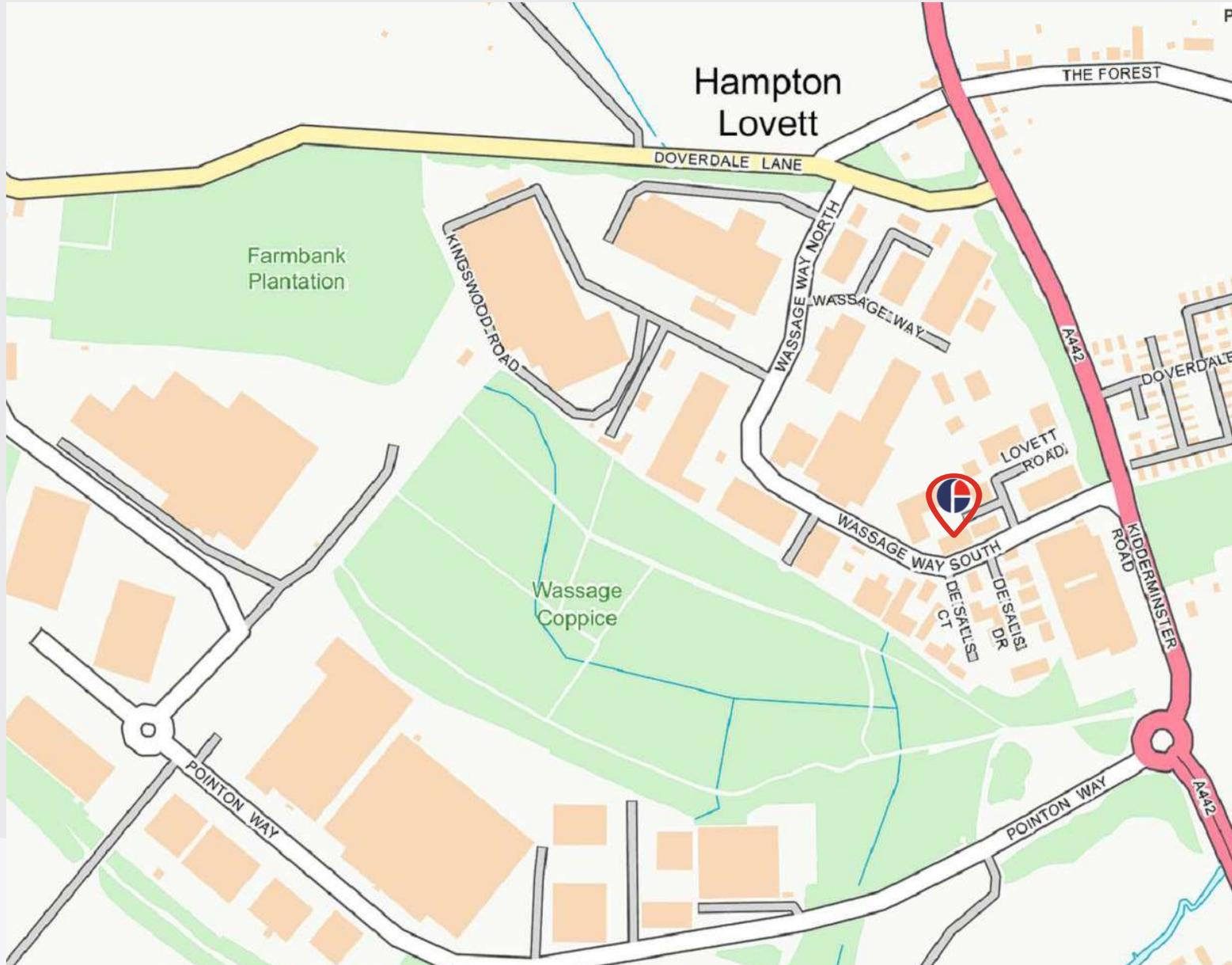
The successful tenant will need to provide a satisfactory references for approval.

Viewings

Strictly by prior arrangement with the sole agent.



PRESTIGE HOUSE



Approximate Travel Distances

Locations

- Droitwich town centre - 2 miles
- Worcester - 9 miles
- Birmingham - 32 miles

Sat Nav Post Code

- WR9 0NX

Nearest station

- Droitwich Spa - 1.7 miles

Nearest Airports

- Birmingham Int Airport - 30 miles



Please Note

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Particulars dated December 2019. Photographs dated August 2019.

