

# SBX69

POINTON WAY | DROITWICH | WR9 0LW



## To Let Warehouse/ Industrial Unit 69,101 sq ft (6,419.7 sq m)

- ▶ Secure yard
- ▶ 9.7m eaves
- ▶ 4 miles J5 M5 motorway
- ▶ Fully fitted warehouse



## SPECIFICATION

SB 69 benefits from:

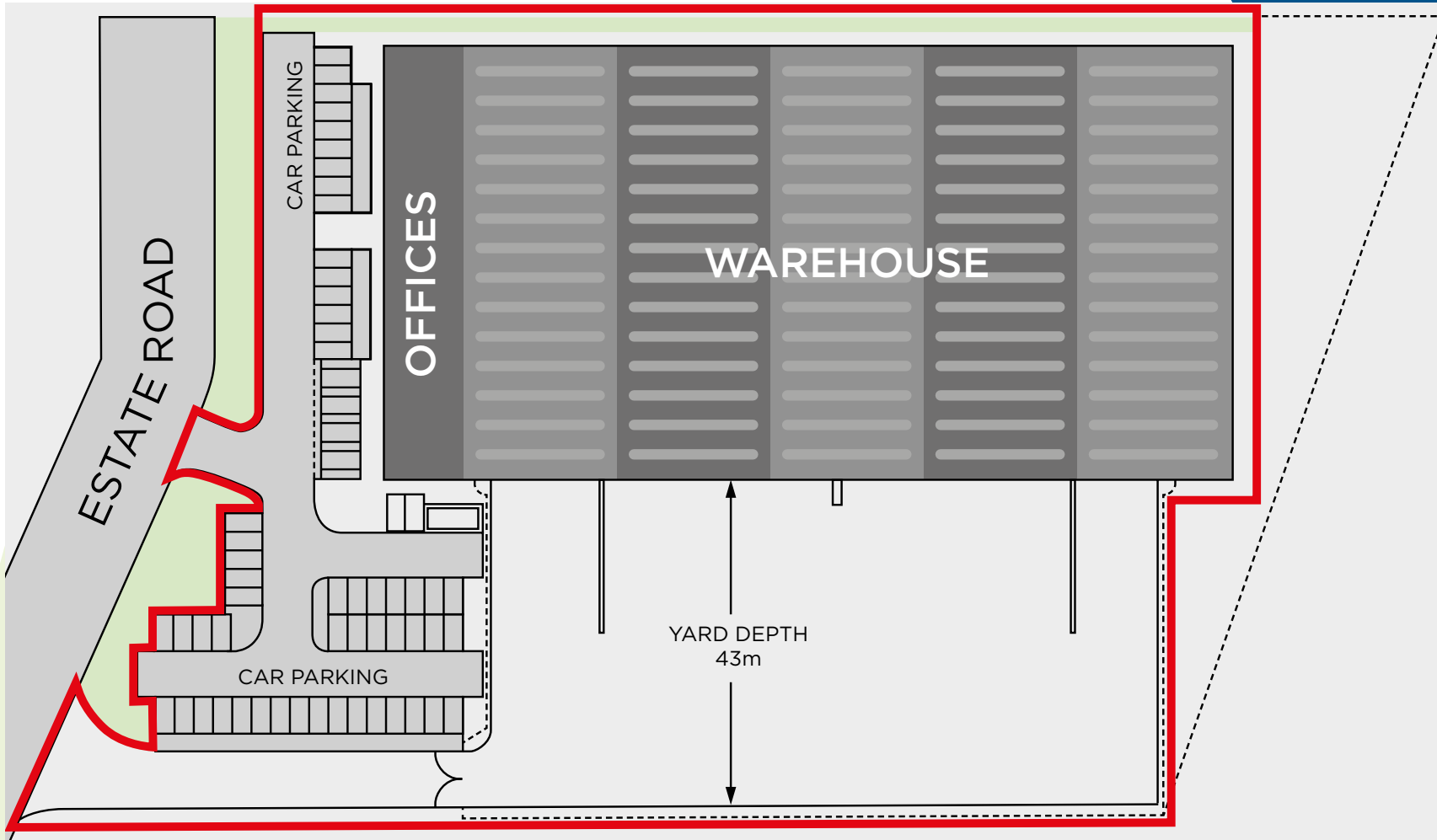
- ▶ Steel portal frame construction
- ▶ 9.7m eaves
- ▶ Heating and lighting
- ▶ 43m yard depth
- ▶ 4 dock level loading doors with capacity for additional doors
- ▶ 1 level access door
- ▶ 2 storey offices
- ▶ 76 car parking spaces

## ACCOMMODATION

We understand the property offers the following approximate space:

	Sq ft	(Sq m)
Warehouse	58,319	5,418
Offices	9,011	837.1
Mezzanine	1,771	164.6
<b>TOTAL</b>	<b>69,101</b>	<b>6,419.7</b>





### FIT OUT

The unit is currently fitted out with the following items:

- Warehouse lighting
- Warehouse heating
- Narrow aisle racking

### RATEABLE VALUE

The Rateable value is £287,181, we advise that all interested parties make their own enquiries with Wychavon District Council.

### SERVICES

We understand that all mains services are connected to the property but would advise interested parties to make their own enquiries.

### ENERGY PERFORMANCE CERTIFICATE

The unit has a rating of B46.

### VAT

VAT is chargeable at the current rate.

### LEGAL COSTS

Each party to bear their own legal costs.

### PLANNING

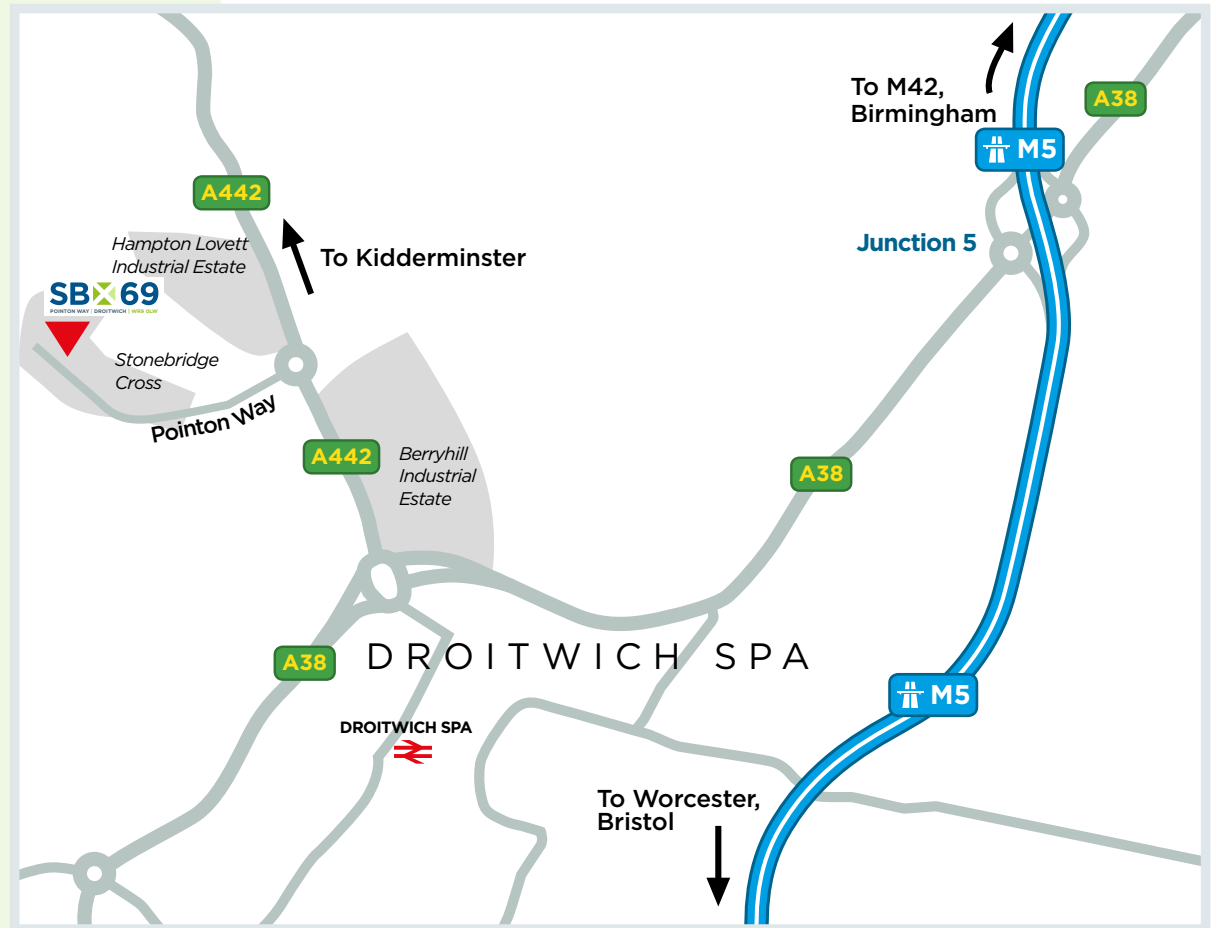
We understand that the unit benefits from B1, B2 and B8 planning consent.

### VIEWING

Strictly by appointment with the sole agent.

## LOCATION

Stonebridge Cross Business Park is situated just off the A442 approximately 4 miles from junction 5 of the M5 motorway. The business park enjoys the benefit of an extensive Greenfield landscaped environment. The fully serviced site provides a high quality business setting for occupiers to grow their business with all units designed to a high standard with separate car parking and service yards.



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