



**Unit 3 Mere Green Business Village**  
Saltway, Hanbury, WR9 7GA

**WAREHOUSE/TRADE  
COUNTER**

**8,303 sq ft**  
(771.37 sq m)

- CONVENIENT LOCATION
- 17'(5.20M) EAVES HEIGHT
- RECEPTION/SHOWROOM
- CONCRETE SURFACED FORECOURT
- INTEGRAL OFFICES
- AVAILABLE AUTUMN 2025

Summary

Available Size	8,303 sq ft
Rent	£55,000 per annum
Rates Payable	£18,176.25 per annum
Rateable Value	£32,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	An annual service charge is levied for the maintenance and upkeep of common areas.
EPC Rating	B (31)

Location

The Property is located on the Mere Green Business Centre, which lies around 4 miles east of Droitwich on the Hanbury Road and is ideally located for access to Worcester (5 miles to south-west), Bromsgrove (3 miles north), Redditch (5 miles to the east) and Birmingham City Centre (10 miles to the north). The M5 Motorway is within easy reach allowing access to the Midlands Motorway Networks.

Description

Mere Green Business Village comprises three trade warehouse units, with tenants including Wynnstay Farm Supplies and Northloop Autohaus. Unit 3 is a standalone, steel-framed building that features a Reception/Showroom area, two private offices, a kitchenette, and separate male and female WCs. The showroom and offices benefit from underfloor heating, 3-phase electricity and the warehouse is fully insulated. Security features include an alarm system, external CCTV and security shutters to the windows and doors. The property is well-suited for a variety of uses, including light industrial operations, warehousing or trade counter use. The unit has a Gross Internal Area (GIA) of 8,303 sq ft (772 sq m). Externally, the premises benefit from a substantial concrete-surfaced forecourt and aggregate-surfaced car parking.

Rent

£55,000 Per Annum (+VAT)

Estate Charge

An annual service charge is levied for the maintenance and upkeep of common areas.

EPC

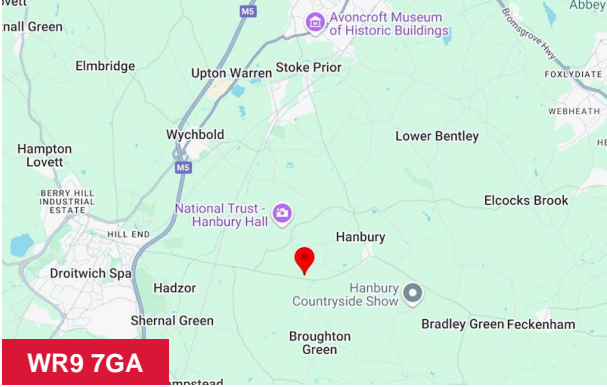
Band B (31)

Tenure

New Business Lease for a term of 5 or more years.

Viewing

Strictly by appointment with our office - 01527 584 242.



Viewing & Further Information



Ben Truslove  
01527 584242 | 07791 371032  
ben@truslove.co.uk



Ian Parker  
01527 584242 | 07977 008815  
ian@truslove.co.uk

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