



**Unit 13, Site 8A West Stone**  
Berry Hill Industrial Estate, Droitwich, WR9 9AS

**Industrial/Warehouse Unit**

**1,250 sq ft**  
(116.13 sq m)

- 24/7 Access
- Roller Shutter Door
- Open Plan
- 3 Phase Electricity
- Parking
- Close to J5 of M5

Summary

Available Size	1,250 sq ft
Rent	£11,450 per annum
Business Rates	Upon Enquiry
EPC Rating	C

Location

Unit 13 West Stone is located to the north of Berry Hill Industrial Estate, approximately 1.5 miles from Droitwich town centre and 3 miles from Junction 5 of the M5 motorway. The estate is also well located for links to Worcester, Kidderminster and Bromsgrove.

Description

The property is a mid-terrace industrial unit of steel portal frame construction with part steel profile/brick elevations under a pitched roof. Internally the property comprises a predominantly open plan warehouse with concrete floor, LED lighting, 3 phase electric and WC facilities. The unit is accessed via a pedestrian entrance and a manual roller shutter measuring 3m (H) x 3m (W).

Rent

£11,450 Per Annum

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

Business Rates

Rateable Value: £8,500 2024/2025  
100% Small Business Rate Relief Potentially Available.

Services

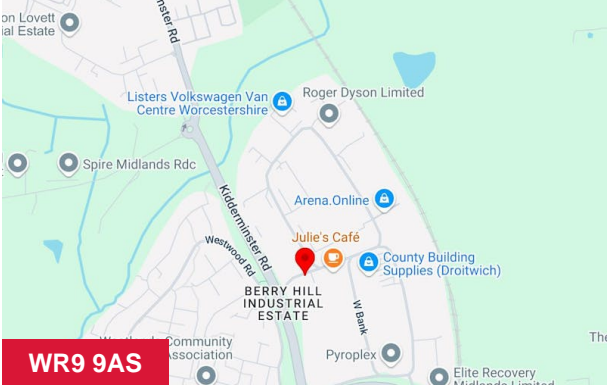
We understand that mains services are connected to the building including electric, water and mains drainage.

EPC

EPC Rating of C.

Viewings

Strictly by appointment only via or office on 01527 584 242



Viewing & Further Information



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

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