

RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR



ELECTRIC ROLLER
SHUTTER DOORS



INTERNAL OFFICES



WCs



DEDICATED PARKING
TO THE FRONT



3-PHASE
ELECTRICAL SUPPLY



LARGE YARDS

INDUSTRIAL / WAREHOUSE UNITS

UNITS FROM 2,034 SQ FT
(189 SQ M)

RUSHOCK-TRADINGESTATE.CO.UK

TO LET

REFURBISHED
UNITS AVAILABLE

RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR

TO LET

UNITS FROM
2,034 SQ FT
(189 SQ M)

Description

The buildings are generally of steel portal frame construction with concrete floors, internal block and plaster sub-dividing walls. The units benefit from roller shutter doors, a 3-phase power supply, internal block-built offices and WC facilities. Externally, the units have ample yard and parking provision.

UNIT 02 - 5,054 Sq Ft

UNIT 03 - 5,054 Sq Ft

UNIT 08 - 3,680 Sq Ft

UNIT 12 - 12,718 Sq Ft

UNIT 07 - 2,051 Sq Ft

UNIT 08 - 2,036 Sq Ft

UNIT 09 - 2,034 Sq Ft

UNIT 10 - 2,061 Sq Ft

UNIT 11 - 2,046 Sq Ft

UNIT 03 - 6,150 Sq Ft

- Zone 1 - Building 326
- Zone 2 - Building 329
- Zone 3 - Building 341
- Zone 4 - Building 325 & 342
- Zone 5 - Rear Units & Plots
- Zone 6 - Yards



RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR

Availability

UNIT 03 - AVAILABLE TO LET

UNIT 3, BUILDING 329

5,054 Sq Ft (469.55 Sq M)

Guide Rent: £43,000 per annum

EPC: Energy Performance Rating D

- Warehouse with office and reception
- 4.6m eaves
- 7.4m to Apex
- Electric roller shutter door 4.3m (h) x 3.6m (w)
- LED Lights
- WCs

UNIT 12 - AVAILABLE TO LET

UNIT 12, BUILDING 329

12,718 sq ft (1,181.54 sq m)

Guide Rent: £102,000 per annum

EPC: Energy Performance Rating D

- Two bay warehouse with office
- 5m max working height
- Two electric roller shutter doors 5m (h) x 4.5m (w)
- Kitchen
- LED Lights
- WCs
- Under Refurbishment

UNIT 08 - AVAILABLE TO LET

UNIT 8, BUILDING 329

3,680 Sq Ft (341.88 Sq M)

Guide Rent: £27,000 per annum

EPC: Energy Performance Rating D

- Warehouse with office
- Mezzanine floor above office
- Mono-pitched roof with eaves rising to 7.3m eaves
- Electric roller shutter door 4.6 m (h) x 3.6 m (w)
- WCs

UNITS 7- 11 - AVAILABLE TO LET

UNITS 7-11, BUILDING 326

2,034 sq ft (189 sq m) to 10,228 sq ft (950 sq m)

Guide Rent: On application

EPC: Energy Performance Rating D (Unit 11 is E)

- Workshop/warehouse units
- 3 Phase Electric
- Manual roller shutter doors
- Communal WC facilities
- Can be taken individually or as a whole

UNIT 02 - AVAILABLE TO LET

UNIT 2, BUILDING 329

5,054 sq ft (469.55 sq m)

Guide Rent: £43,000 per annum

EPC: Energy Performance Rating E

- Warehouse with office
- 4.5m eaves
- 7.3m to Apex
- Electric roller shutter door 4.4m (h) x 3.5m (w)
- LED Lights
- WC

UNIT 03 - AVAILABLE TO LET

UNIT 3, BUILDING 341

6,150 sq ft (571.35 sq m)

Guide Rent: £54,000

EPC: Energy Performance Rating C

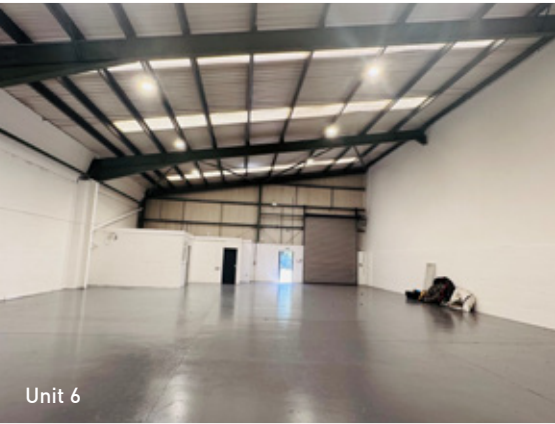
- Warehouse/Industrial Unit with office
- Steel portal frame construction
- Concrete floor
- Clear working height of 5.97 m
- Roller shutter door is 4.5 m wide by 4.9 m high
- Kitchenette and WC facilities
- Secure fenced Yard and parking provision.

RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR



Unit 3



Unit 6



Location

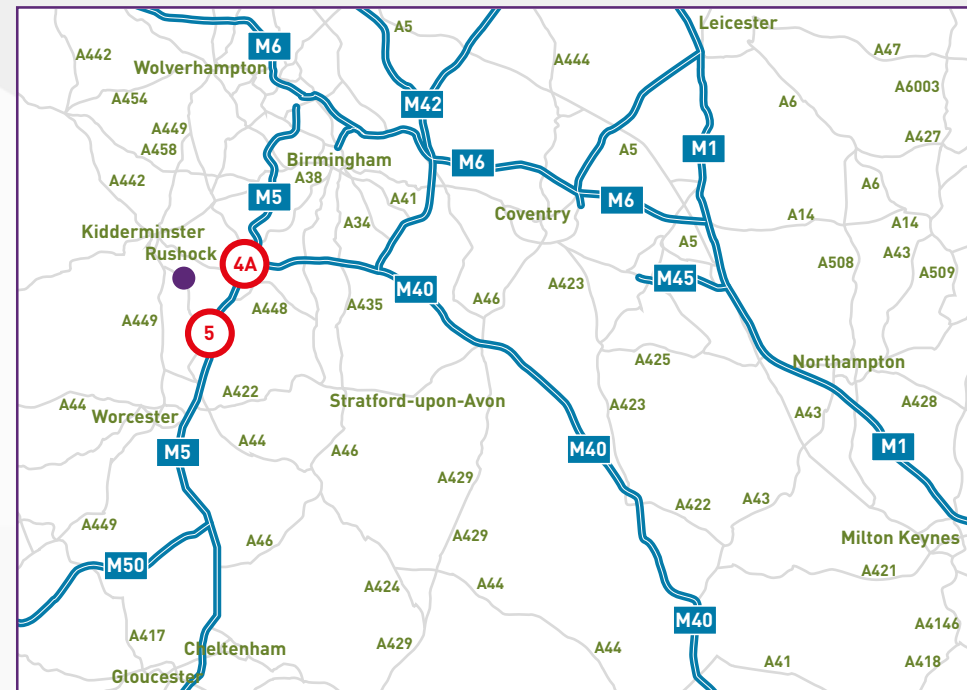
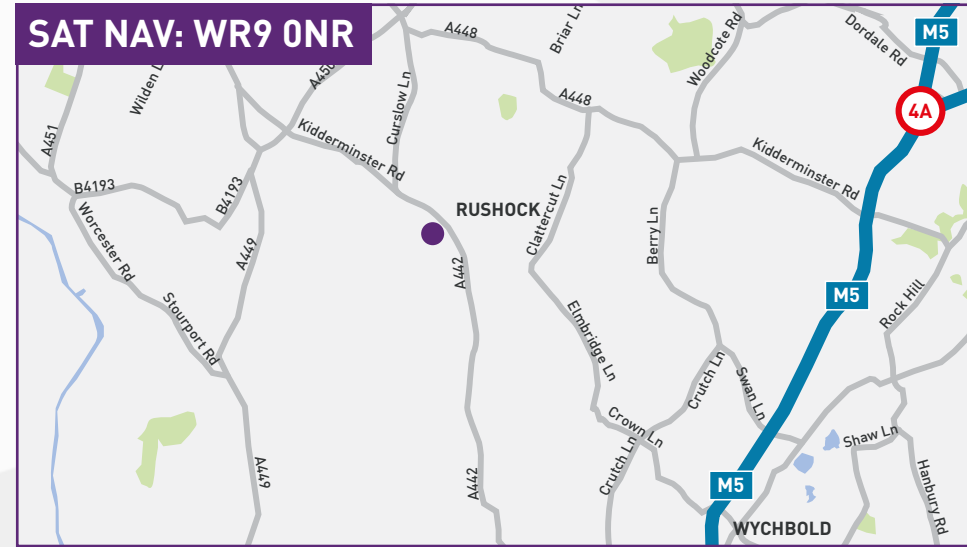
Rushock Trading Estate is located just off the Droitwich Road (A442), 5 miles north of Droitwich, 6 miles south-east of Kidderminster, and 20 miles from Birmingham City Centre.

The M5 Motorway (Junction 5) is approximately 6 miles from the estate. Rushock Trading Estate is 7 miles from Bromsgrove, where the M5 joins the M42. The nearest train station is Hartlebury with Kidderminster, Droitwich and Bromsgrove also nearby, which provide excellent train links to Birmingham, London and the wider rail network.

TO LET

UNITS FROM
2,034 SQ FT
(189 SQ M)

SAT NAV: WR9 0NR



RUSHOCK TRADING ESTATE

Well Lane, Droitwich WR9 0NR

TO LET

UNITS FROM
2,034 SQ FT
(189 SQ M)

VAT

All figures quoted are subject to VAT at the prevailing rate.

Rates

Interested parties are advised to contact the local valuation office for further information.

Rent

Upon application.

Availability

For further information and availability, please contact:



Charles D'Auncey
charles.dauncey@harrislamb.com

Sara Garratt
sara.garratt@harrislamb.com



Ellie Fletcher
ellie.fletcher@fishergerman.co.uk

James Allison
james.allison@fishergerman.co.uk



IMPORTANT NOTICE: Harris Lamb and Fisher German give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated August 2026.

Designed by
Blue
Marketing
0161 887 7252

Managed by

MK2
REAL ESTATE

HELPSK NUMBER
0121 214 1970

Asset Manager

Caissoni

RUSHOCK-TRADINGESTATE.CO.UK