

# TO LET / FOR SALE

RECENTLY REFURBISHED

7 DE SALIS COURT, HAMPTON LOVETT, DROITWICH SPA, WORCESTERSHIRE  
WR9 0QE



**1,695 SQ FT (158 SQ M) NIA**

**EXCELLENT MODERN OFFICES**

- UNDERGOING REFURBISHMENT
- ALLOCATED PARKING
- CENTRAL HEATING
- HIGH QUALITY FINISHES
- CENTRAL HEATING
- NEW LEASE OR FREEHOLD

**RENT £22,035 PER ANNUM**  
**OR PURCHASE PRICE £220,500**  
**(+ VAT)**

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### **DESCRIPTION**

Hampton Lovett is situated to the east of the Kidderminster Road (A442) providing direct access to Droitwich and Kidderminster.

Hampton Lovett sits between Bromsgrove (7 miles to the north) and Worcester (6 miles to the south) along the M5 Motorway.

De Salis Court offers excellent transport links being approximately 3 miles from Junction 5 of the M5 Motorway and approximately 2 miles north-west of Droitwich Town Centre and its local amenities. Droitwich Spa Retail Park is within 1 mile of the scheme.

### **ACCOMMODATION**

The property comprises predominantly Open Plan Offices, having a Net Internal Area (NIA) of 1,695 sq ft (158sqm).

The Office benefits from glazed Entrance Lobby, Open Plan Office, Kitchenette and WCs.

Finishes are to a high standard, with suspended fissure-tiled ceilings, plastered painted and papered walls, good quality carpets, LED lighting, gas-fired central heating and double-glazed windows.

Outside, there are 3 allocated parking spaces, plus additional communal parking.

### **RENT**

£22,035 Per Annum (+ VAT)

### **PURCHASE PRICE**

£220,500

### **RATEABLE VALUE**

£19,000

### **TENURE**

- (i) The premises are available by way of a new Business Lease for a term of 3 or more years, or
- (ii) Freehold

### **EPC**

Band D (76)

### **SERVICES**

All mains services are available.

### **VIEWING**

Strictly by appointment with our office –  
01527 584 242



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