

For Sale

GJS | Dillon

The Commercial Property Consultants



Unit 2B Everoak Industrial Estate, Bromyard Road, Worcester WR2 5HN

Semi-detached - Industrial unit

- 5,475 Sq Ft (508.62 Sq M) GIA
- Secure yard
- Car parking to the front of the unit
- Mezzanine storage area
- 5.35m eaves height
- Excellent links to the motorway networks

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

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Location

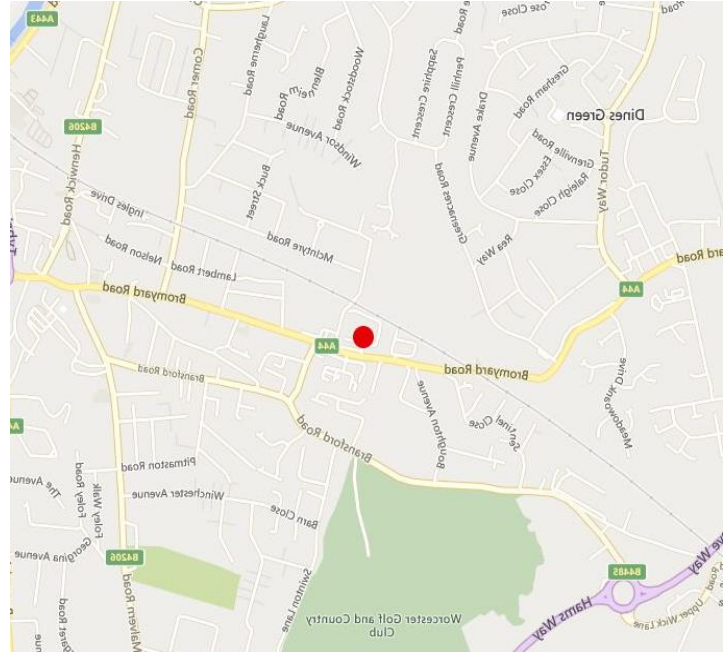
The site has a frontage the Bromyard Road, which is a main arterial road that leads westwards out of Worcester city centre on towards the southern link road bypass, Malvern and Hereford.

The site is situated within Worcester, in the West Midlands. Worcester lies 31 miles south west of Birmingham , 101 miles north west of London, 27 miles north of Gloucester and 23 miles north east of Hereford.

The city has excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street and Worcester Shrub Hill stations. Worcester also lies to the west of Junctions 6 & 7 of the M5 motorway, providing access north to Birmingham, the M42, the M6 and the wider national motorway network.

Description

Unit 2B Everoak Industrial Estate comprises a semi-detached industrial unit. The building is of brick construction set beneath a northlight style roof. There is a roller shutter door alongside a pedestrian entrance. Internally the unit offers the warehouse space with a mezzanine storage area to the rear. The warehouse has a good eaves height of 5.35m. The unit also benefits from a secure yard and car parking to the front.



Guide Price

Offers over £600,000

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £17,250.00

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

	Sq Ft	Sq M
Ground Floor	4,628	429.95
Mezzanine Floor	847	78.67
Total	5,475	508.62

Energy Performance Certificate (EPC)

The property has an energy performance rating of E

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
call 01905 676169 / 07394 569129

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

