

TO LET

UNIT 1 SIXWAYS PARK

JUNCTION 6 M5, WORCESTER, WR4 0QB



INDUSTRIAL/WAREHOUSE PREMISES

116,777 sq ft (10,849 sq m) (Approx. Gross Internal Area)

- 50m yard
- 12.5m eaves height
- 12 dock level loading doors (4 oversized)
- 4 level access doors
- Fully fitted and operational
- Racked

LOCATION

Sixways Park is an industrial / logistics development situated less than 2 miles east of Worcester City Centre, in close proximity to Junction 6 of the M5 Motorway.

The property is accessed via the A4440 Worcester Bypass, which provides a direct link to the national motorway network in under 2 minutes.



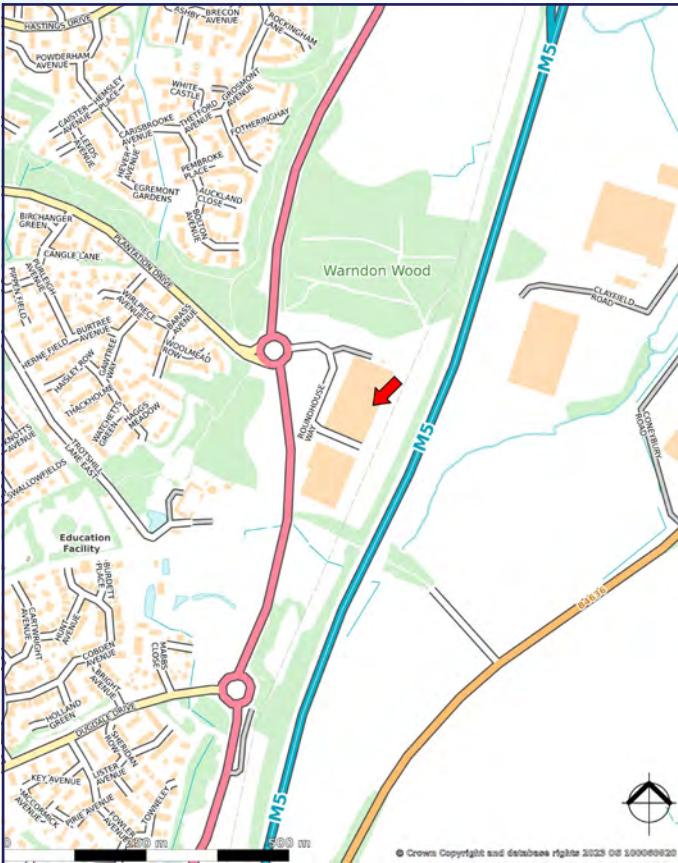
DESCRIPTION

The property comprises a Grade A distribution warehouse.

- Steel portal frame construction
- 12.5m clear working height
- 12 dock level loading doors
- 4 level access doors
- 50m deep secure concrete surfaced yard
- Security gatehouse
- 97 car parking spaces
- 28 trailer spaces
- 75kn/m2 floor loading

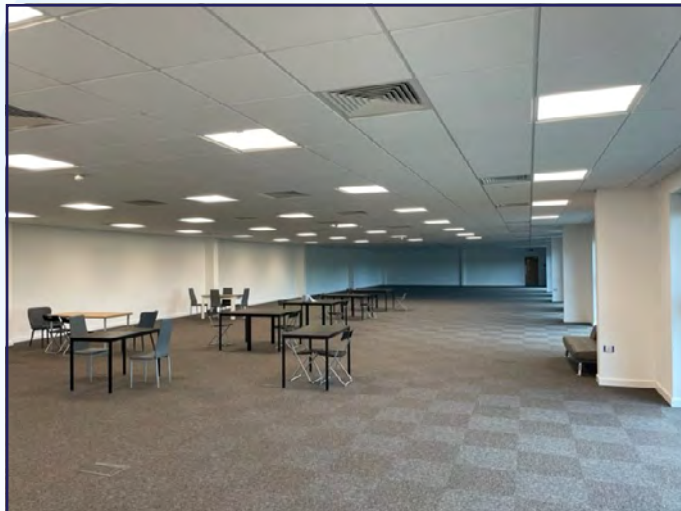


POSTCODE: WR4 0QB



ACCOMMODATION

	SQ M	SQ FT
Warehouse	10,141	109,157
Office	708	7,620
TOTAL Approx. Gross Internal Area	10,849	116,777



TENURE

The unit is available by means of an assignment of the existing lease or on a sub-lease upon terms to be agreed.

QUOTING RENT

On application

EPC

EPC Rating – A (23)

BUSINESS RATES

Rateable Value (2023): On application

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT

VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT

Ref: G7101 Date: 05/23

✉ info@harrislamb.com

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

