

TO LET / FOR SALE

FORMER ATLAS WORKS SITE
STATION ROAD, PERSHORE WR10 2BZ



INDUSTRIAL/WAREHOUSE PREMISES WITH OFFICES AND CAR PARKING

118,923 sq ft (10,365.04 sq m) (Approx. Total Gross Internal Area)

Total site area – Approx. **7.1 acres** (2.873 hectares)

- Self-contained site
- Available with vacant possession
- Re-development potential for employment uses (subject to planning)

LOCATION

The property is located off Station Road, with the main access from Walcot Lane, in Pershore and is surrounded in a mixed use area of residential and commercial.

The railway line runs to the North of the site and the nearest train station is at Pershore, located a short distance on the opposite side of Station Road.

Pershore Town Centre is located approximately 1 mile South and Worcester City Centre is located approximately 10 miles North West.

National Motorway Access is provided at Junction 7 of the M5 which is 6 miles North West and Junction 8 of the M5 is also 7 miles South West.

DESCRIPTION

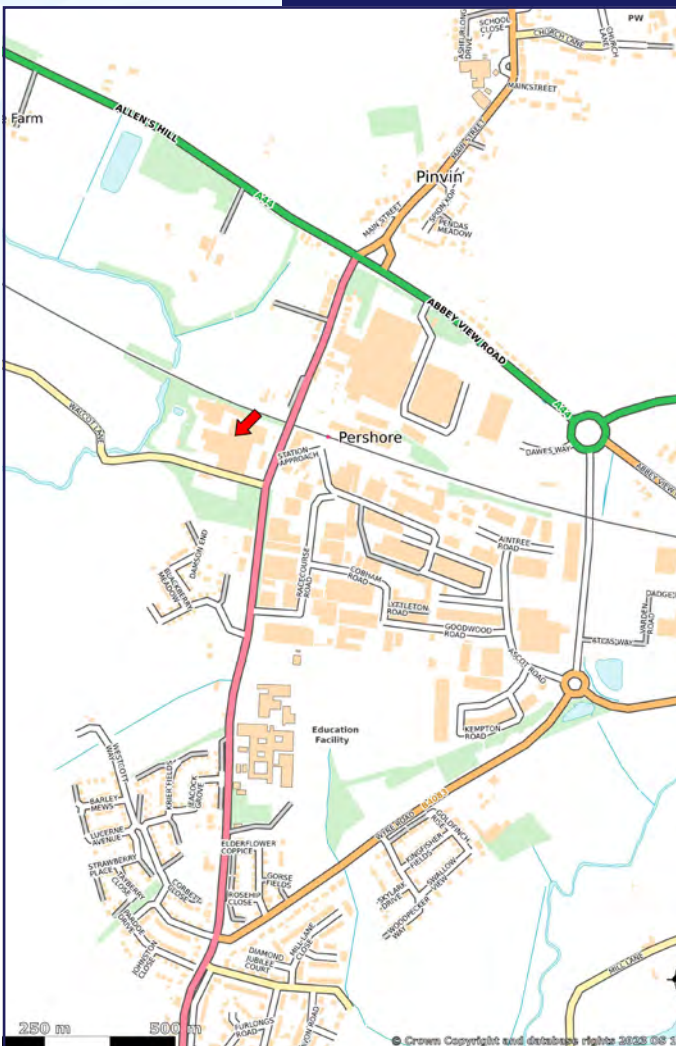
The main building is located at the front of the site and comprises a multi-bay industrial/warehouse of part steel portal frame and part lightweight steel truss construction with pitched roofs incorporating roof lights, part brick and part metal clad elevations and mainly a concrete floor. The eaves heights range from approximately 3.4 – 9.8 metres. Roller shutter access, bay lighting and works W.C facilities are provided. To the front of the property, a three-storey office is provided to include suspended ceilings, recessed lighting, air conditioning, perimeter trunking and gas central heating.

To the right, a further brick-built detached three-storey office is also provided comprising a mixture of open plan and cellular accommodation with suspended ceilings, recessed lighting, air conditioning, perimeter trunking, gas central heating and associated W.C facilities

To the rear, a further three-bay industrial/warehouse of part steel portal frame and part lightweight steel truss construction with pitched roofs incorporating roof lights, part brick and part metal clad elevations and a concrete floor is provided. Internal offices with associated W.C and kitchen facilities are provided at ground and first floor level.

Externally, a tarmac car park is provided at the entrance to the site and a further lower level car park is provided to the left of the site. Various outbuildings are also provided. The site is fenced and gated.

POSTCODE: WR10 2BZ



ACCOMMODATION

	SQ M	SQ FT
Main building		
Industrial/warehouse	7,189.66	77,389
Offices	596.40	6,420
Detached office		
	1,024.83	11,031
Rear industrial/warehouse building		
Ground floor (including offices)	1,865.86	20,084
First floor offices	371.51	3,999
TOTAL Approx. Gross Internal Area	11,048.26	118,923

The site area is approximately 7.1 acres (2.873 hectares).

The red line boundary is for indicative purposes only, please refer to the land registry title plan for confirmation on exact landownership boundary.



BUSINESS RATES

Rateable Value 2023 - £320,000

EPC

Main building – G (200)

Detached office – D (86)

Rear industrial/warehouse building – G (293)

TENURE

The property is available on a new Full Repairing and Insuring Lease, for a term of years to be agreed.

Alternatively, a freehold sale may be considered.

PRICE/RENTAL

Offers invited.

All non-employment uses will be subject to 100% overage.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose.

The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

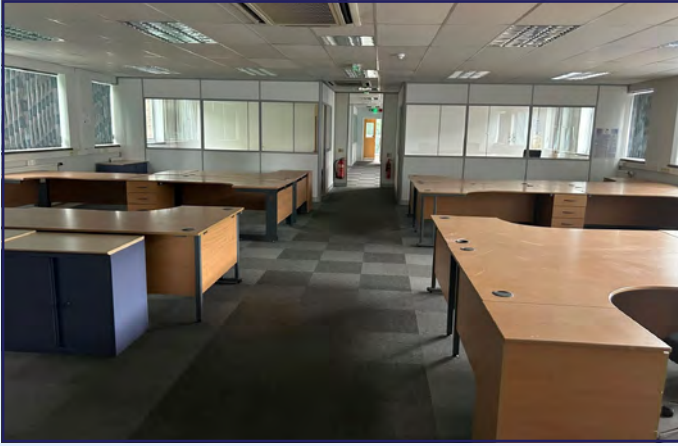
VAT

All prices quoted are exclusive of VAT, which may be chargeable.

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.





VIEWING Strictly via sole agents

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PROPERTY CONSULTANCY

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SUBJECT TO CONTRACT Ref: G008012 Date: 07/23

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