

**STOFORD**



WORCESTER SIX

JUNCTION 6, M5

**FOR SALE / TO LET**

57,705 SQ FT - DETAILED PLANNING CONSENT



[www.worcester6.co.uk](http://www.worcester6.co.uk)





## LOCATION

Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world class location. When complete Worcester Six will provide 2.0m sq ft of employment floor space in a unique business environment.

## SPECIFICATION

Planning consent has been granted for Plot 8B which enables the Developer to provide certainty on delivery. A building could be delivered within 9 months. The unit has been designed to a high specification, including 10% roof lights, fitted offices with raised floors and suspended ceilings. The unit will be sustainable with a target EPC rating of 'B' and the scheme has achieved a BREEAM communities rating.



Indicative Layout

|                      |  |                      |       |
|----------------------|--|----------------------|-------|
| Production Unit      | 53,683 sq ft<br>(4,987m <sup>2</sup> )       | Loading Dock Doors   | 6     |
| Office (First Floor) | 4,022 sq ft<br>(374m <sup>2</sup> )          | Level Access Doors   | 2     |
| <b>Total Area</b>    | <b>57,705 sq ft<br/>(5,361m<sup>2</sup>)</b> | Eaves / Clear Haunch | 12.5m |
|                      |  | Car Parking Spaces   | 65    |
|                      |  | Cycle Storage        | 10    |



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