

# TO LET

**UNIT 10B WORCESTER SIX BUSINESS PARK**  
CLAYFIELD ROAD, WORCESTER WR4 0AE



## NEW OFFICE PREMISES

**2,748 – 8,244 sq ft (255.3 – 765.9 sq m)** (Approx. Net Internal Area)

- Established business location
- Excellent car parking provisions
- Available immediately
- External open storage potentially available

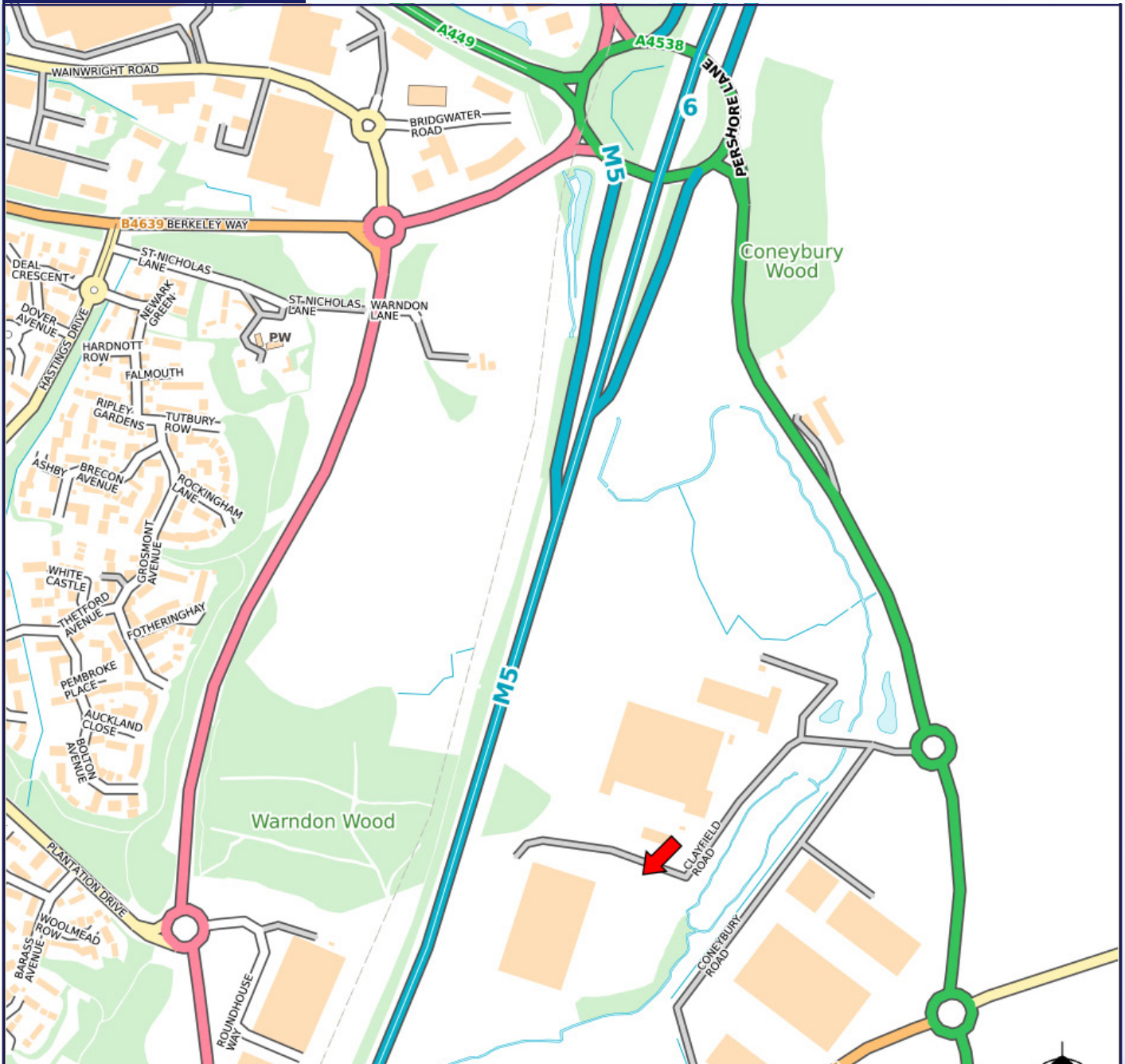
## LOCATION

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 over 2 million sq. ft. of employment floor space in a unique business environment and now benefits from over 850,000 sq. ft. having been delivered or committed across the scheme.

The business park fronts Junction 6 of the M5 motorway and is approximately 3 miles North-East of Worcester City Centre.



**POSTCODE: WR4 0AE**



## DESCRIPTION

The new office opportunity, which is arranged over 3 floors, was complete in October 2022 and is part occupied by owner Zwick/Roell. The remainder of the property, to the right side, is available as a whole or on a floor-by-floor basis.

A communal entrance is provided to the front elevation leading to a reception area. Communal W.C and lift facilities are provided to the rear of reception and are also provided on upper floors. A staircase between floors is also provided.

Office suites are accessed on each floor from the communal areas and offer open plan accommodation with the following specification:

- LED lighting
- VRF heat and cool system
- Raised access floors
- Carpet tiles
- Kitchen.

Externally, car parking is provided along with electric charging points. Full CCTV, fencing and entry barriers will also be provided. In addition, open storage land is also provided.



## ACCOMMODATION

Right side only	SQ M	SQ FT
Ground floor	255.3	2,748
First floor	255.3	2,748
Second floor	255.3	2,748
<b>TOTAL</b> Approx. Net Internal Area	<b>765.9</b>	<b>8,244</b>

## TENURE

The right side of the offices are available as a whole or on a floor-by-floor basis on a new-lease/leases upon terms to be agreed.

Open storage land is also potentially available by separate negotiation.

## RENT

£15 per sq. ft. (exclusive)

Additional open storage land – further details available on request.

## BUSINESS RATES

To be assessed.



## SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

## EPC

Rating: A (22).

## SERVICES

The agent has not tested any apparatus, equipment, fixture, 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.

## VAT

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

## LEGAL COSTS

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

## 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 the joint agents

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**SUBJECT TO CONTRACT**

Ref: G7060 Date: 05/24

✉ [info@harrislamb.com](mailto:info@harrislamb.com)

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