

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 5 Worcester Trading Estate, Blackpole, Worcester WR3 8HR

Warehouse/Trade Counter Industrial Unit

- 12,219 sq ft (1,135.17 sq m) GIA
- Loading/unloading bay to the front
- Roller shutter door with a height of 5.15m
- Mezzanine floor/storage area
- Open plan office/trade counter accommodation

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

www.GJSDillon.co.uk

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Location

Worcester Trading Estate is situated to the north of Worcester city centre, in Blackpole. The estate lies in a highly accessible location being close to the A449 dual carriage way which leads to Junction 6 of the M5 motorway. The immediate estate offers similar commercial and trade counter. The Blackpole area is dominated by two large industrial estates and two large retail parks.

The city has excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street, Worcester Shrub Hill and the new Worcester Parkway station.

Description

Unit 5 Worcester Trading Estate comprises a mid-terrace commercial unit that was formerly occupied and used as a trade counter unit. Externally the property offers three car parking spaces to the front, along with a loading/unloading bay. There is also a yard area to the rear which can only be accessed from inside the property.

Internally the property offers office and sales accommodation to the front. There is an open plan office/sales area at a good size and two WC's over the ground floor and two further offices and a kitchen over the first floor. To the rear of this is the warehouse area, which is accessed via the office accommodation and has a 5.15m high roller shutter door. The eaves height within the unit is 5.92m and it also benefits from its own kitchen and WC facilities. Covering a third of the warehouse is a mezzanine floor that has two staircases and a gate for forklift access.

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|----------------------|---------------------|----------------------|
| Ground Floor Offices | 794 sq ft | 73.76 sq m |
| First Floor Offices | 805 sq ft | 74.79 sq m |
| Warehouse | 7,982 sq ft | 741.57 sq m |
| Mezzanine Floor | 2,638 sq m | 245.05 sq m |
| Total | 12,219 sq ft | 1,135.17 sq m |

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of D (84).



Guide Rental

£47,500 per annum (exclusive)

Service Charge

Available on request

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 - £41,750 (2020 – present)

Legal Costs

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



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 in situ 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 569128

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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

