

Copcut
BUSINESS PARK

INDICATIVE CGI IMAGE FOR INFORMATION PURPOSES ONLY

FOR SALE / TO LET

**NEW BUILD INDUSTRIAL WAREHOUSE UNIT
WITH ANCILLARY OFFICE ACCOMMODATION**



UNIT 1 - COPCUT BUSINESS PARK, DROITWICH, WORCESTERSHIRE, WR9 7LU



18,000 SQ FT (1,672.2 SQ M)



Immediate access to main A38 with J5 M5 approx 5 miles / 5-7 minute drive
Expected practical completion Q4 2024

Part of new mixed-use scheme to include:



LOCATION

Copcut Business Park is located overlooking the main A38 Copcut island, accessed via Copcut Boulevard off Roman Way, Droitwich. The site provides immediate access to Droitwich Town Centre approximately 1 mile distant with Worcester City Centre approximately 6 miles distant via the main A38. The A38 also provides direct access to J5 M5 approximately 5 miles distant, in turn leading to the M42, M40 and National Motorway Network.

DESCRIPTION

Copcut Business Park is a proposed mixed use scheme including Sainsbury's Local store, Costa Coffee Drive-Thru, 8 vehicle ultra-rapid charging centre and two industrial units including a self-storage facility and office/meeting space solutions.

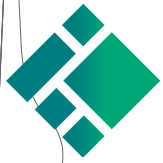
Unit 1 is a high specification industrial warehouse proposed to be built for completion Q4 2024 and is to provide:

- Industrial warehouse with steel clad elevations and roof including translucent roof lights.
- Ground floor offices with toilets
- First floor mezzanine
- Floor loading of 50 KN/M sq
- Concrete floor
- 8m to underside of haunch
- 2 x electric roller shutter doors
- Self-contained concrete yard area
- 25 car parking spaces

ACCOMMODATION

AREA	SQM	SQFT
Warehouse/ Ground floor offices	1,505	16,200
First Floor Mezzanine	167.2	1,800
TOTAL GIA (approx)	1,672.2	18,000





Copcut
BUSINESS PARK



COPCUT BOULEVARD



FOR SALE
Unit 1

PRE LET



PEDESTRIAN LINK

PEDESTRIAN LINK

PEDESTRIAN LINK

Attention must be paid to the ground prior to any works at this site.
No dig zone in RWY refer to method statement.

33

15

AVAILABILITY / RENT & PRICE	The property is available by way of a new full repairing and insuring lease or on a freehold basis. Quoting rent/ price on application.
BUSINESS RATES	To be confirmed. Estimate on application.
EPC / BREEAM	New EPC to be confirmed further to completion of landlord works. Expected EPC 'A' and BREEAM rating of 'Very Good'
SERVICES	The premises to benefit from all mains services. Applicants are advised to make their own enquiries of the relevant utility companies. Further information upon request.
VAT	All rents and prices quoted are exclusive of VAT if 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 / CONTACT DETAILS	Strictly by appointment with the sole joint agents Harris Lamb or GJS Dillon.



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