



Development site on Elm Road, Worcester, WR2 5JS

## Development opportunity

- Site area 0.479 acres
- Proposed development extends to 17,061 sq ft (1,585 sq m)
- Planning permission granted for a 2 storey building for commercial storage (use class B8) Reference 19/00614/FUL
- Walking distance to city centre
- Excellent links to the national motorway networks

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

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# For Sale

## Development Site on Elm Road, Worcester, WR2 5JS

### Location

Elm Road is located in Worcester city centre. Worcester is situated 29 miles south of Birmingham, 25 miles north of Cheltenham and 132 miles north west of Central London. Worcester has excellent access to the M5 motorway, which lies adjacent to the subject property with Junction 7 being approximately one and a half miles drive south. The M5 provides access to the south west of England and north to Birmingham, Birmingham International Airport and the wider national motorway network.

Worcester benefits from three mainline railway stations providing direct links into Birmingham New Street, Cheltenham, Oxford, Bristol, Cardiff and London Paddington, with London Paddington being reached in approximately two hours.

### Description

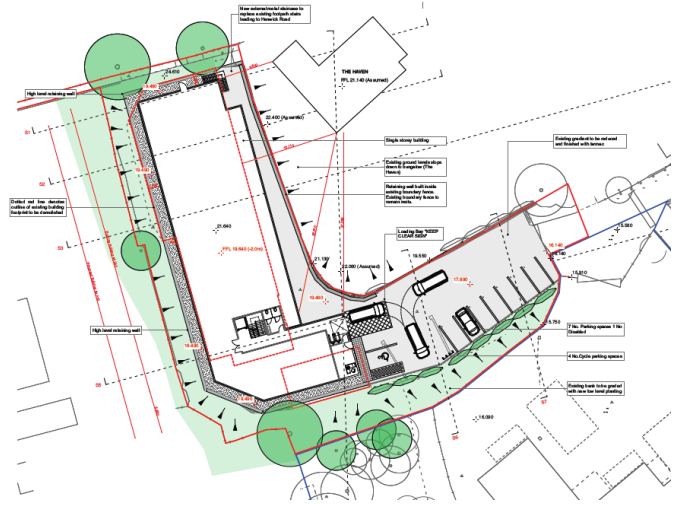
Elm Road is a small cul-de-sac that adjoins Hylton Road (A443) – one of the main arterial roads to the west of Worcester, which runs southwards to Worcester city centre and other main access routes in and out of the city. The site sits at the western end of Elm Road, which we assume it has uninterrupted access over.

There were previously multiple industrial units on the site, all of which have now been demolished leaving a clear site which we note is free from contamination. Planning permission has been granted under reference 19/00614/FUL for: Demolish existing unit 1,2 and 5 and replace with a new 2 storey building for commercial storage (Use class B8).

The proposed development extends to 17,061 sq ft

### Tenure

The property is available freehold



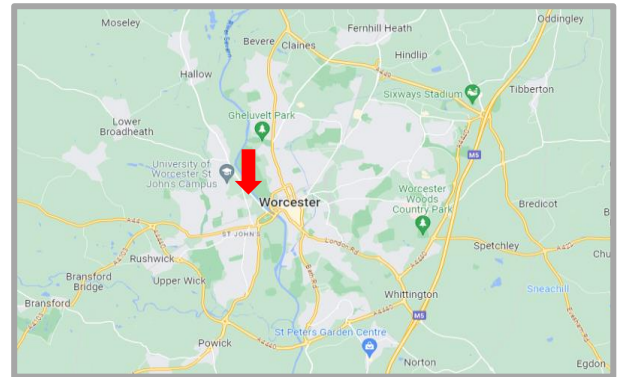
**Guide Price £390,000**

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### 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:**  
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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

