



**WORCESTERSHIRE
PARKWAY**
BUSINESS PARK
J7 M5 WORCESTERSHIRE

A NEW DEVELOPMENT OF
**GRADE A OFFICE
BUILDINGS**
TO LET

Phase 1 - 36,000 sq ft, with floors from 11,500 sq ft
Up to 100,000 sq ft can also be constructed



Prestigious 10 acre development




Adjacent to Worcestershire Parkway



Junction 7 M5 less than 1.5 miles

Worcestershire Parkway Business Park is strategically located, enjoying superb road and rail access.



 Worcester is a beautiful Cathedral and University City with a fascinating history, great retail selection and top sports teams.



Road

Worcestershire Parkway Business Park is located 3.5 miles to the south east of Worcester on Woodbury Lane providing excellent access via the B4084 Whittington Road to Junction 7 of the M5 motorway which is less than 1.5 miles away. Easy access is, therefore, available to the national Motorway network, notably the M42, M40, M6 and M50.

Rail

Pedestrian access is provided to Worcestershire Parkway railway station which is located adjacent to Worcester Parkway Business Park.



This is a station where the Cotswold and Cross Country lines cross, allowing interchange between the two lines, providing high speed services to Birmingham, Cardiff, Bristol and the South West on the Cross Country route and to Worcester, Oxford and London on the Cotswold line.

In addition there is also a 500 space park and ride car park.



Worcestershire Parkway Business Park

Worcestershire Parkway Business Park is a prestigious 10 acre development. Building 1 will comprise a three storey Grade A office building.



Accommodation

| Building 1 | sq ft | sq m |
|--------------|---------------|--------------|
| Ground Floor | 12,500 | 1,161 |
| First Floor | 12,000 | 1,115 |
| Second Floor | 11,500 | 1,068 |
| Total | 36,000 | 3,344 |

Further phases can provide a building of up to 100,000 sq ft

Terms

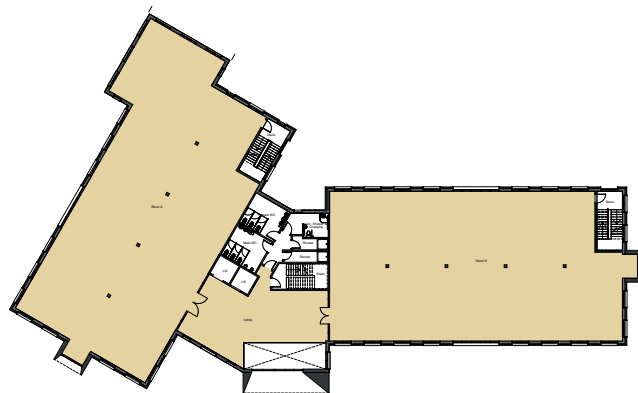
The accommodation is available on new leases for a term to be agreed. Quoting rent available on application from the letting agents.

Floor Plans

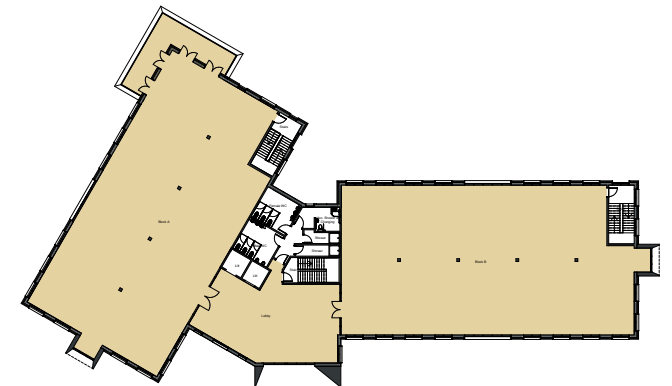
Ground Floor



First Floor




Second Floor



Specification

- New Ducted VRF system
- Full access raised floors
- Target of EPC A
- Suspended ceilings with recessed LED lighting
- Fully DDA compliant with lift access to all floors
- On site shower facilities and changing areas
- Landscaped business park environment
- Open plan floor plates
- Car parking 1:200 sq ft
- On site EV charging points
- Secure cycle spaces



 Junction 7 M5 less than 1.5 miles away

 Adjacent to Worcestershire Parkway

SAT NAV: WR5 2BA



Further Information

For further information or to arrange a meeting, contact:

0121 233 2330

KWB

kwboffice.com

Malcolm Jones

07825 848 425

mjones@kwboffice.com

 **JLL**

0121 643 6440

jll.co.uk/property

Jonathan Carmalt

07967 184 245

jonathan.carmalt@jll.com

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