



Image taken prior to occup

**Modern Logistics
Warehouse Opportunity**

To Let

116,777 sq ft

The Space

The premises is arranged over the ground and first floors and provides the following approximate gross internal floor area:

Warehouse

109,157 sq ft
10,141 sq m

Offices

7,620 sq ft
708 sq m

Worcester 116
Sixways Park
Worcester
WR4 0AB

Modern Logistics Warehouse Unit

Highlights

- Established logistics location
- Available immediately
- Full racking installed
- Warehouse lighting

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Description

The premises comprises of a detached clear span steel portal warehouse, which benefits the following specification:

- 12.5m eaves height
- 12 Dock level doors
- 4 Level access doors
- Fully racked and lit
- Two storey offices
- 50kN/m² floor loading capacity
- 97 car parking spaces
- 28 HGV parking spaces
- Warehouse lighting
- 50m yard depth.

Terms

The unit is available by way of sub-lease for a time to be agreed until lease expiry in January 2036.

Energy Performance Certificate

A – 23

Location

Sixways Park is located immediately off Junction 6 of the M5 Motorway and benefits from direct access to the motorway network. The property is approximately three miles northeast of Worcester city centre.

Nearby occupiers include Bosch, Mazak, Wolseley and RWE npower.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

This property is elected for VAT.

Contacts

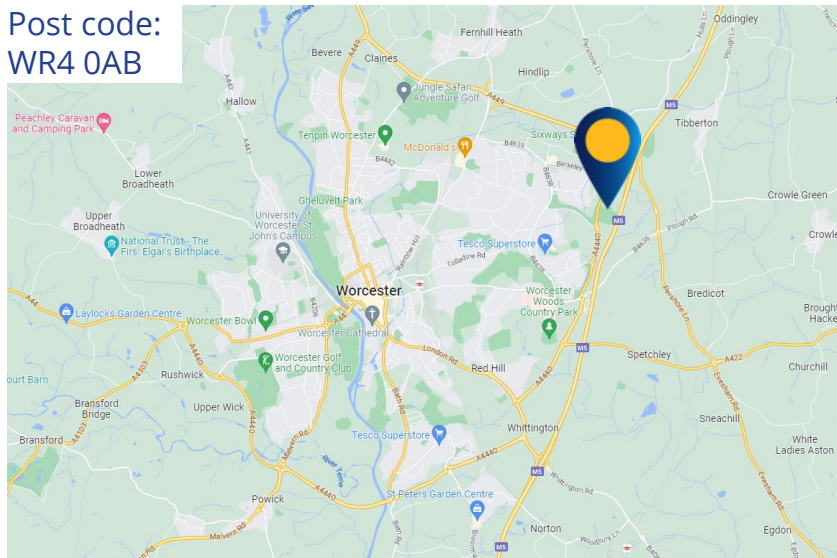
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