



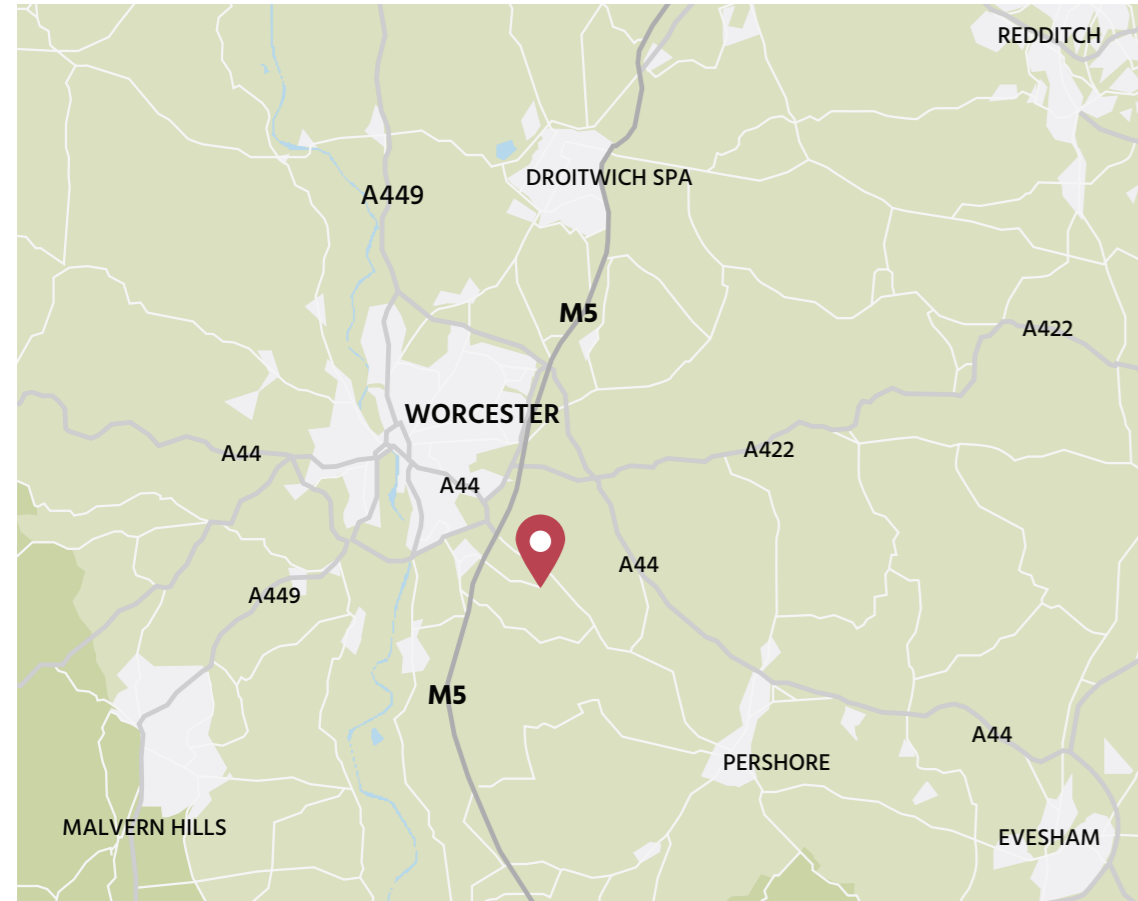
UNITS 1 & 2 CRUCIBLE BUSINESS PARK, WOODBURY LANE, NORTON, WORCESTER WR5 2PU
TO LET – 35,113 SQ FT INDUSTRIAL / WAREHOUSE UNIT

geraldeve.com


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Location

The property is located on Woodbury Lane, Norton, just off the B4084 Pershore Road, which provides direct access to Junction 7 of the M5 motorway (Worcester South) approximately 1.3 miles away. Nearby occupiers include Norton College, Envirosort, Menzies Distribution and Captivate Brands. The premises lie alongside Worcestershire Parkway Railway Station and within a Strategic Growth Area.



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Description

The building is of steel portal framed clear span construction with profile metal clad elevations and roof. A separate loading bay is located to the side of the main building which also contains an office.

Specification includes:

- Dock level access
- Two additional level access roller shutter doors
- Weighbridge
- 8 m to eaves
- 3 tonne travelling crane
- Significant gas and electricity supply available
- Self-contained yard

Accommodation

Industrial / Warehouse Unit	31,803 sq ft	2,954.53 sq m
Loading Bay	3,310 sq ft	307.55 sq m
Total	35,113 sq ft	3,262.08 sq m

Tenure

The premises are held on an FRI lease, expiring 4th October 2027 and are available by way of assignment or a new underlease.

Rental

On application to the agents.

Business Rates

Rateable Value 1st April 2023: £156,000

EPC

The premises have an EPC rating of "E".

Services

Mains services are available to the property, namely mains water, electricity and gas. There is a significant gas and electricity supply to Crucible Business Park.

VAT

Rents are quoted exclusive of VAT which will be applicable.

Viewing

Strictly via the sole letting agents Gerald Eve.

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