



## FOR SALE / TO LET

## **WORKSHOP / OFFICE PREMISES**

## UNITS 96C & 96D BLACKPOLE TRADING ESTATE WEST WORCESTER WR3 8TJ



#### 4,655 sq. ft. (432.51 sq. m.) Approx. Gross Internal Area (GIA)

- \* Popular business park location
- \* Within close proximity to Junction 6 of M5
  - \* 10 car parking spaces
  - \* Rare freehold opportunity

www.harrislamb.com 01905 22666

COMMERCIAL & INDUSTRIAL AGENCY VALUATION MANAGEMENT INVESTMENT PROJECT MANAGEMENT BUILDING SURVEYING LANDLORD & TENANT RATING RESIDENTIAL LAND & DEVELOPMENT PLANNING





#### Location:

The property is located at the entrance to Blackpole Trading Estate West which is approximately 2 miles North of Worcester City Centre and 2 miles West of Junction 6 of the M5 Motorway.

#### **Description:**

The property comprises two mid-terrace units of steel portal frame construction with part brick and block profile clad elevations.

Internally, the property provides workshop, office and meeting space to the ground floor with suspended ceilings, carpet tiled flooring, fluorescent strip lighting and perimeter trunking in part.

The first floor provides cellular offices accessed via stairwells to the centre and rear of the units. These are separated by partition walls with suspended ceilings with recessed lighting, laminate and carpet tiled flooring in part, recessed lighting and hot and cold air conditioning.

The property also benefits from 10 demised parking spaces.

#### Accommodation:

	Sq. m.	Sq. ft.
Ground floor	223.63	2,407
First floor	208.88	2,248
Approx. Total Gross Internal Area (GIA)	431.51	4,655

#### **Tenure:**

The property is available on either a freehold or leasehold basis on terms to be agreed.

Price:

#### £350,000 (exclusive)

**Rental:** 

£25,000 per annum (exclusive)

#### **Business Rates:**

Rateable Value (2017) - £25,250

#### Service Charge:

A service charge is levied for maintenance and upkeep of the common areas.

Further information is available upon request from the Agents.

#### EPC:

Rating: E (106)





Home Lamb Limited Conditions under which Particulars are sound

Mesors. Hants Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that

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Aso at Briningham 0121 455 9455 and Stoke-on-Trent 01782 272555

(i) the particulars are set out as a general outline only for the guidance of intending punchesers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) all descriptions, dimensions, references to condition and secessary permissions for use and included part offer details are given in good faith and we believed to be correct but any intending punchesers or transmit schedulent rely on them as statements or respectively to make or plant included part them as statements or respectively to make or given any intending outcomes or transmit schedulent rely on them as statements or respectively to make or given any expressions of otherways as to the concomession of each of them.
(ii) the period in the projection of otherways and the schedule part of any statement is any intending outcomess or transmit schedule of them.
(iii) the period in the projection of otherways as to the concomession to them.
(iii) the period is not provide any intending outcomession of the period in the projection.
(iv) all restates and process are quicted excisions of MC. (In Heart's Lamb is the backing name of Hearts Limita) Limited.





#### Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

#### Money Laundering:

The money laundering regulations require identification checks are undertaken or all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity

#### Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

#### VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

#### Viewing:

Strictly by prior appointment with the sole agents:

Harris Lamb Grosvenor House St Mary's Street Worcester WR1 1HA

Tel: 01905 22666 Fax: 01905 22606

Contact: Sara Garratt Email: Sara.garratt@harrislamb.com

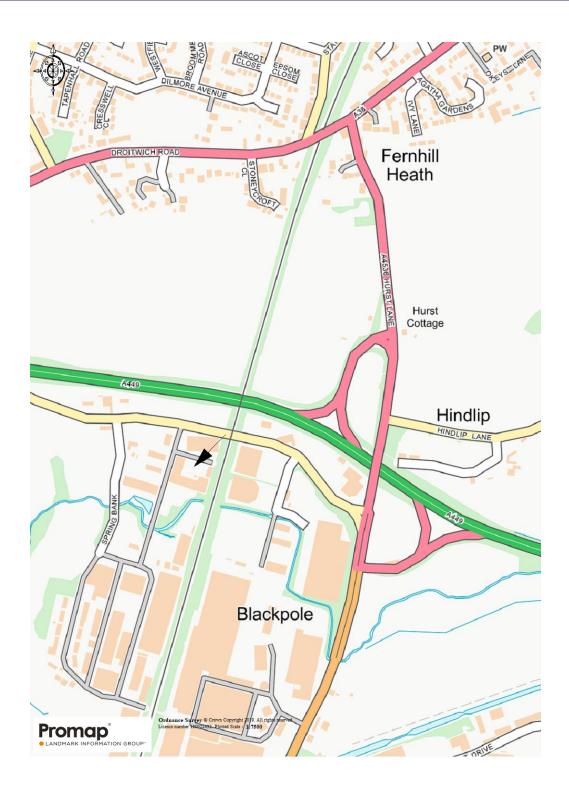
Ref: G5872 Date: January 2019

Subject to Contract

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