



TO LET

MODERN REFURBISHED WAREHOUSE PREMISES

UNIT 67c, BLACKPOLE TRADING ESTATE WEST, WORCESTER, WR3 8TJ



7,336 sqft
(681.5 sqm) approx

MODERN SPECIFICATION WITH WORKS OFFICES

FULLY REFURBISHED WITH DEMISED YARD AND 12 PARKING SPACES

IMMEDIATELY AVAILABLE





LOCATION

The property is located on the popular Blackpole Trading Estate accessed via the B4850 Blackpole Road. This in turn provides access to the National Motorway network at Junction 6 of the M5 via the A449.

The property is approximately 3 miles north east of Worcester City Centre via the A38 and Hindlip Lane. Birmingham City Centre is approximately 28 Miles North via the M5.

DESCRIPTION

The property comprises a fully refurbished, modern mid-terrace portal frame industrial property with offices, demised yard and parking. The fabric is of part block/part clad elevations surmounted by a profile roof incorporating translucent roof lights.

The warehouse provides a large electric roller shutter door (being 7m w x 5m h), 6.1m eaves, painted concrete floor, floor standing oil fired heater and high bay sodium lighting.

Offices to ground floor provide a private office and W/C's, in the main carpeted throughout, double glazed windows and florescent tube lighting, with security shutter to main personnel door. A tea point is located to the rear of the offices.

Externally, the unit provides a concrete yard with 12 demised car parking spaces.



TENURE/ RENT

The property is available on a leasehold basis on new FRI terms to be agreed. Rental based on £5.00 per sqft

RATES

2017 Warehouse & Premises (£31,750 RV)

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.

EPC

EPC Rating: D (96)

VAT

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

ANTI-MONEY LAUNDERING:

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

VIEWING

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
Contact: Neil Slade
Email: neil.slade@harrislamb.com
Date: March 2019
SUBJECT TO CONTRACT

ACCOMMODATION

	sqm	sqft
Warehouse	655.5	7,056
Offices	26	280
TOTAL GIA (approx)	681.5	7,336

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REAL ESTATE

