



TO LET

REFURBISHED TRADE/ INDUSTRIAL STARTER UNIT

UNIT 13 CRANHAM INDUSTRIAL ESTATE, SHIPSTON CLOSE, BLACKPOLE, WORCESTER, WR4 9XN





(151.4) approx GIA

FULLY REFURBISHED INDUSTRIAL UNIT

GOOD ACCESS TO WORCESTER CITY CENTRE AND M5 MOTORWAY

LAST REMAINING UNIT ON THE ESTATE

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

www.harrislamb.com 0121 455 9455





LOCATION

Blackpole is conveniently located 1.5 miles from Junction 6 of the M5 and 2 miles north of Worcester City Centre. Cranham Industrial Estate is one of the main commercial areas on the outskirts of Worcester, with Shipston Close being accessed via one of the main local arterial routes, Cotswold Way.

DESCRIPTION

The property provides a modern, refurbished warehouse premises on an established industrial trade estate with onsite parking and communal yard.

The unit is mid-terrace, with mono pitched roof incorporating new translucent roof lights and further benefits from:

- New electric roller shutter doors (4.6m w x 3.5m h)
- New roof lights
- Concrete floor
- Florescent tube lighting
- Parking and shared yard area
- Toilet provision

ACCOMMODATION

UNIT 13	sqm	sqft
Warehouse area	151.4	1,630

TENURE

The premises are available by way of a new fully repairing and insuring lease for a term to be agreed.

RENTAL

Quoting rent £7.25per sqft

BUSINESS RATES

Further information available from the agents. Potential for full exemption from Business Rates subject to terms.

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.

EPC

EPC Rating: E (104)

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.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

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

VIEWING

Strictly via sole agents:

HARRIS LAMB

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Date: February 2019 Subject To Contract

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