



# TO LET

## REFURBISHED TRADE/ INDUSTRIAL STARTER UNIT

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



# 1,630 sqft

(151.4) approx GIA

**FULLY REFURBISHED INDUSTRIAL UNIT**

**GOOD ACCESS TO WORCESTER CITY CENTRE AND M5 MOTORWAY**

**LAST REMAINING UNIT ON THE ESTATE**





#### **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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