

refurbished

industrial / trade
units



Cranham Industrial Estate

SHIPSTON CLOSE • BLACKPOLE • WORCESTER • WR4 9XN



REFURBISHED UNITS AVAILABLE FROM

1,643 – 13,287 sq ft (152.66 – 1,234.40 sq m)

Boundaries are indicative only

TO LET





Established
commercial location



Refurbished
industrial / trade units



Electric roller
shutter doors



Roof lights



LED lighting



100A three-phase
power supply



Yard / loading areas



On-site parking

Description

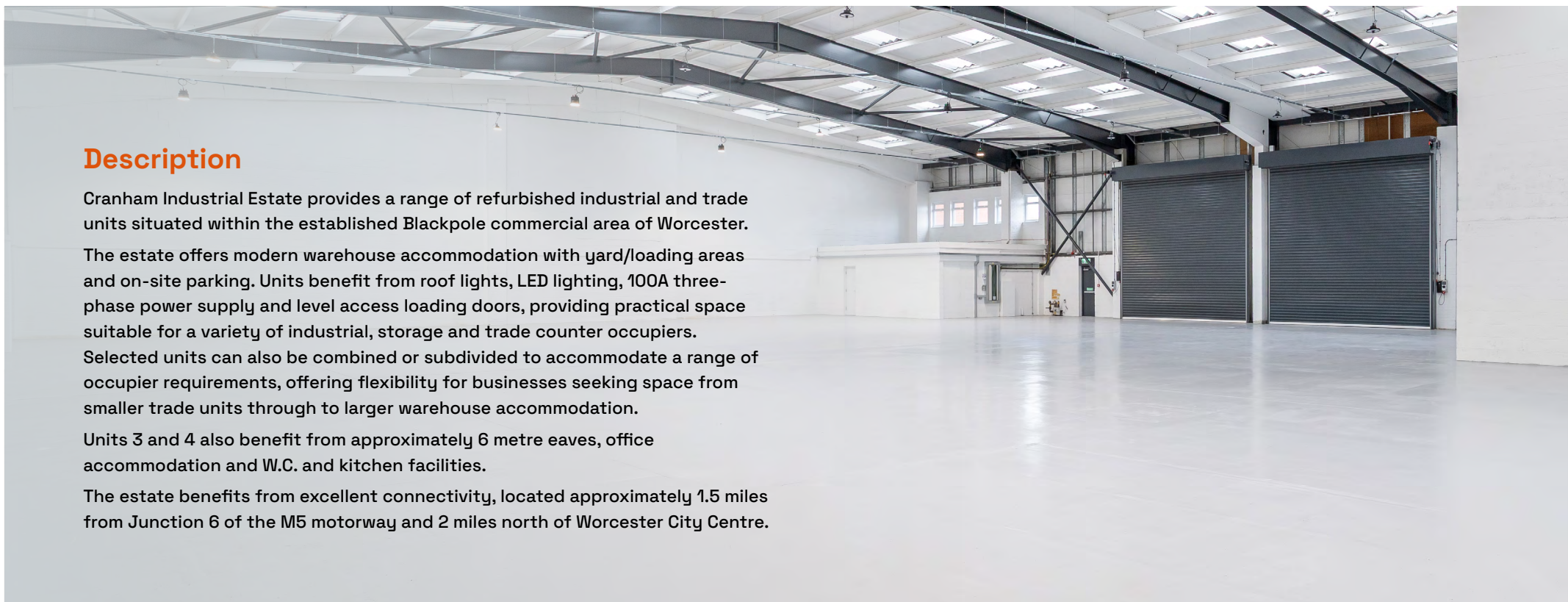
Cranham Industrial Estate provides a range of refurbished industrial and trade units situated within the established Blackpole commercial area of Worcester.

The estate offers modern warehouse accommodation with yard/loading areas and on-site parking. Units benefit from roof lights, LED lighting, 100A three-phase power supply and level access loading doors, providing practical space suitable for a variety of industrial, storage and trade counter occupiers.

Selected units can also be combined or subdivided to accommodate a range of occupier requirements, offering flexibility for businesses seeking space from smaller trade units through to larger warehouse accommodation.

Units 3 and 4 also benefit from approximately 6 metre eaves, office accommodation and W.C. and kitchen facilities.

The estate benefits from excellent connectivity, located approximately 1.5 miles from Junction 6 of the M5 motorway and 2 miles north of Worcester City Centre.



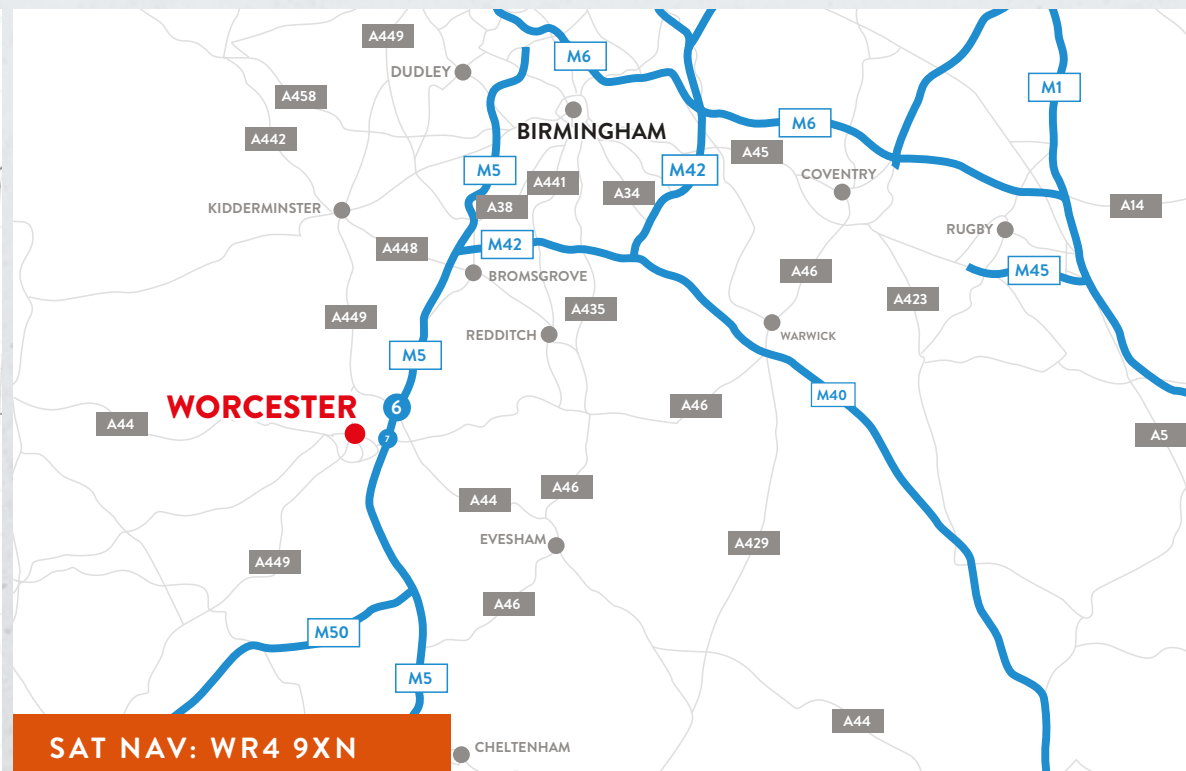
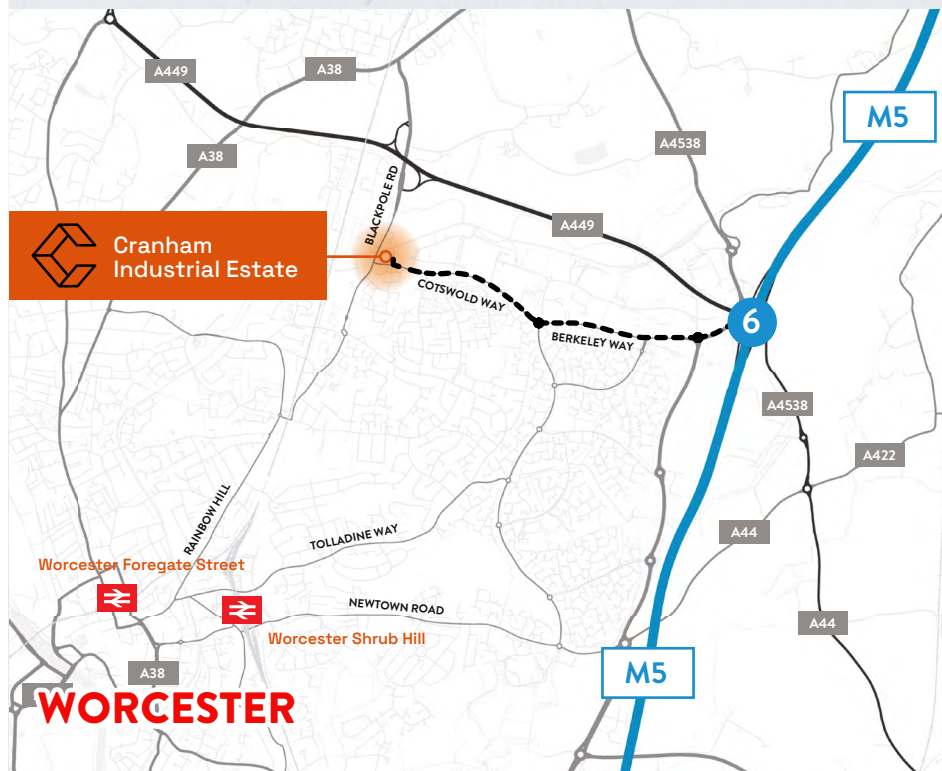


Availability

Unit	Sq Ft	Sq M
Units 3 & 4	6,222 - 13,287	578.04 - 1,234.40
Unit 13	1,643	152.66

(All areas are approximate and measured on a Gross Internal Area basis.)
Units may be available individually or combined, subject to availability.





Location

Blackpole is conveniently located approximately 1.5 miles from Junction 6 of the M5 motorway and 2 miles north of Worcester City Centre.

Cranham Industrial Estate is accessed via Shipston Close which connects directly to Cotswold Way, one of the principal arterial routes serving the wider Blackpole commercial area.

The location provides excellent access to the Midlands motorway network and the wider West Midlands region.

CRANHAM INDUSTRIAL ESTATE

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WORCESTER

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WHAT3WORDS

///LONGER.TOUR.WINDY

GOOGLE MAPS

[CLICK HERE](#)

Distances (miles)

Location	Miles
M5 (J6)	1.5
Worcester City Centre	2
Worcester Foregate Street Station	2.5
Worcester Shrub Hill Station	3
Cheltenham	25
Birmingham City Centre	30
Birmingham Airport	35



Tenure

Available by way of a new fully repairing and insuring lease for a term to be agreed.

Rent

Available upon request from the agents.

Rateable Value (2026)

Units 3 & 4: £102,000 | Unit 13: £16,250

EPC

Units 3 & 4: B (48) | Unit 13: B (43)

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.

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 bear their own legal costs incurred in the transaction.

VAT

All figures quoted exclusive of VAT.



Viewings

For viewings and more information, please contact the sole agent:

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