



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNIT

**2,493 sq ft
(231.73 sq m)**



**THE BOILER ROOM, NORTH WORKS, BROMYARD WORKS,
BROMYARD ROAD, WORCESTER, WR2 5EG**



- ◆ Due to be refurbished
- ◆ Plenty of communal parking
- ◆ Neighbouring occupiers including D1 Gyms and Padel + Play
- ◆ Leisure/Retail uses considered

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LOCATION

The Boiler Room is located on North Works, Bromyard Works on the west side of Bromyard Road (A44) and is approximately 1.5 miles of Worcester City Centre. The site has quick access to Junction 7 of the M5 motorway using the A4440 Ring Road approximately 5 miles away.

Neighbouring occupiers include D1 Gyms and Padel + Play.

DESCRIPTION

The Boiler Room is due to be refurbished to provide an open plan industrial premises with brick elevations under a mono-pitch roof. The unit is currently accessed via two concertina folding doors. The unit has been externally painted black to give a modern appearance.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Boiler Room	2,493	231.73

TENURE

Available by way of a new lease for a term to be agreed.

RENTAL

£25,000 per annum exclusive.

SERVICES

We understand that mains water drainage and electricity will be connected to the building however interested parties are advised to check the position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Worcester City Council.

RATES

To be confirmed.

VAT

All figures quoted do not include VAT which may be payable at the prevailing rate.

LEGAL COSTS

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

EPC

An EPC has been commissioned and has been awarded the following:

63-C

WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/bromyardboilerroom

VIEWING

Strictly by prior appointment with Bulleys at their Worcester office on 01905 633333.

Details prepared 02/26