



# Open Storage Land & Industrial Unit

Throckmorton Airfield, Pershore WR10 2JH



**PINNACLE**  
INTERNATIONAL CAPITAL

Range of open storage areas available from  
10 acres up to 47 acres

Warehouse unit available –  
29,637 sq. ft. (2,753 sqm) on 1.14 acres

# Open Storage

Throckmorton Industrial Park, extends to approximately 311 acres (126 ha) and offers a range of open storage opportunities from 10+ acres. The storage is suitable for automotive vehicles and other types of bulk storage.

The site has several existing tarmac surfaces available, as well as approved planning consent for the installation of a GrassProtecta surface on currently grassed areas. Further information available from joint agents.





# Industrial Unit

A single unit of 29,637 sq. ft. (2,753 sqm) with loading/circulation areas of 1.14 acres will be available upon completion of refurbishment works.

The unit specification includes 8m eaves height, ground level loading doors and warehouse lighting.



# Site Plan

● Main Entrance

● Industrial Unit

Demise	Area (sq. ft.)
H05	29,637

● Open Storage: 47 acres

Demise	Area (acres)
R05	3.46
R06	1.10
R07	2.39
R08	2.00
R09	2.15
R10	0.43
R12	2.78
R14	0.72
S01	3.89
G09	14.45
G20	4.88
G21	5.01
G22	3.24

● Class E(g) Land: 27 acres



 J6 M5  
9.1 miles

 Secure Site

 24/7 Security

# Location

Throckmorton Industrial Park is located just outside the village of Throckmorton. The Park is less than 10 miles from both junction 6 and 7 of the M5 and is accessed from the A44 (Worcester to Evesham Road).

## Travel Distances



### Cities

Pershore	4 miles
Evesham	7 miles
Worcester	11 miles
Birmingham	43 miles
Bristol	68 miles
Newport	69 miles
Cardiff	81 miles
Manchester	114 miles
London	124 miles



### Airports

Birmingham	41 miles
Bristol	79 miles



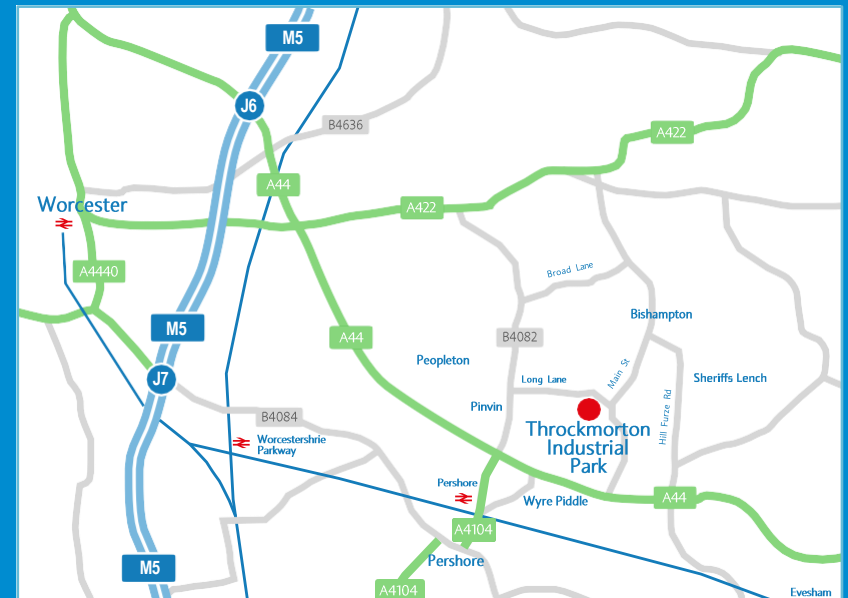
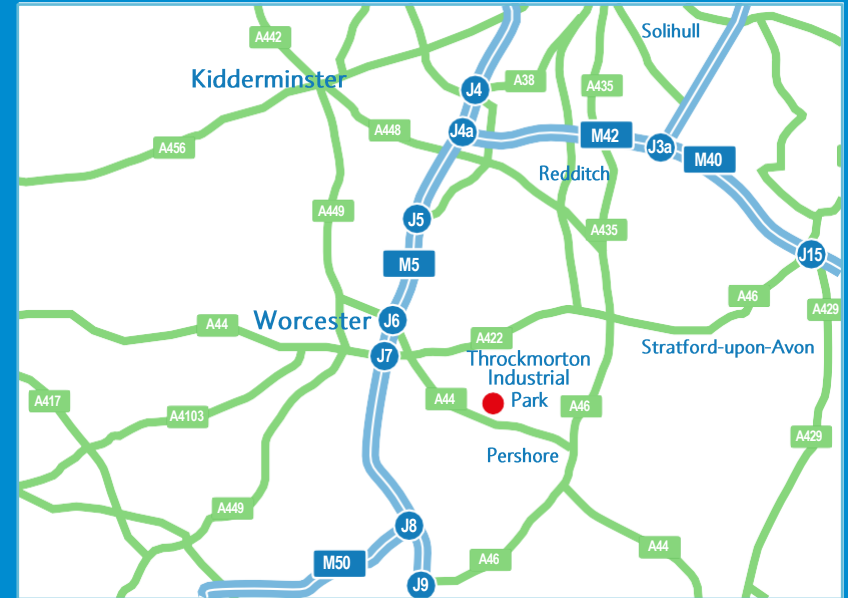
### Port/Rail Freight Terminals

Birmingham Intermodal Terminal	54 miles
East Midlands Gateway	75 miles
Port of Liverpool	133 miles
London Gateway Port	163 miles
Port of Hull	174 miles
Port of Felixstowe	186 miles



### Motorways

M5, Junction 7	8 miles
M5, Junction 6	9 miles



# Throckmorton Industrial Park

## Terms

Open storage land and industrial unit leases available for a minimum of 5 years. An estate service charge will be applicable. For further information, please contact either of the joint agents.

## Legal costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

VAT may be chargeable at the current rate.



Throckmorton Industrial Park is a  
Pinnacle International Capital property

[www.throckmortonpark.com](http://www.throckmortonpark.com)



Rob Champion  
M: 07530 259915  
E: [rob.champion@fishergerman.co.uk](mailto:rob.champion@fishergerman.co.uk)

Lauren Allcoat  
M: 07738 981480  
E: [lauren.allcoat@fishergerman.co.uk](mailto:lauren.allcoat@fishergerman.co.uk)



Georgina Thompson  
M: 07793 461360  
E: [georgina.thompson@m1agency.co.uk](mailto:georgina.thompson@m1agency.co.uk)

James Keeton  
M: 07812 250857  
E: [james.keeton@m1agency.co.uk](mailto:james.keeton@m1agency.co.uk)

## Conditions under which particulars are issued:

M1 Agency and Fisher German for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of M1 Agency and Fisher German has any authority to make or give any representation or warranty whatever in relation to this property. Updated March 2023.