



Unit 4, The Steel Centre, Wainwright Road, Worcester, WR4 9FA

## Warehouse / Industrial Unit

- 14,893 sq ft (1,384.09 sq m) GIA
- An additional 1,278 sq ft (118.73 sq m) is available by separate negotiation
- Eaves height 7.3 metres
- Loading and unloading canopy and yard area
- Onsite car parking
- Excellent access to Junction 6 of the M5 motorway

Viewing and further information: call us on **01905 676169**

[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## Unit 4, The Steel Centre, Wainwright Road, Worcester, WR4 9FA

### Location

The property is located in a prominent position fronting, yet set back, from Wainwright Road close to the junction with Brindley Road, approximately a 3/4 mile to the west of junction 6 of the M5 motorway. Wainwright Road is the main arterial road running through Warndon Business Park which is a popular industrial location

Worcester is situated 29 miles south of Birmingham, 25 miles north of Cheltenham and 132 miles north west of central London. The M5 provides access to the south west of England and north to Birmingham, Birmingham International Airport and the wider national motorway network.

Worcester benefits from three mainline railway stations providing direct links into Birmingham New Street, Cheltenham, Oxford, Bristol, Cardiff and London Paddington, with London Paddington being reached in approximately two hours.

### Description

Unit 4 is a purpose built, end of terrace high bay steel portal framed warehouse unit, with steel profile panel walls surmounted by a pitched steel profile panel roof.

To the front of the property is a canopy and a good sized concrete hardstanding loading and unloading area leading up to the main roller shutter door.

Unit 4 has a working eaves height of 7.3m to eaves with LED ceiling lights, a sealed concrete floor, a pedestrian door and a roller shutter door.

An additional 1,278 sq ft is available in addition to the advertised space. This area is shown within the red line.

Unit 4 GIA	14,893 sq ft	1,384.09 sq m
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### Tenure

The property is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of to be assessed



### Guide Rental

Unit 4	£112,200 per annum
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### Service Charge

There is an estate service charge which covers water, security and yard maintenance which is worked out on a square foot basis

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value – To be confirmed

### Legal Costs

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

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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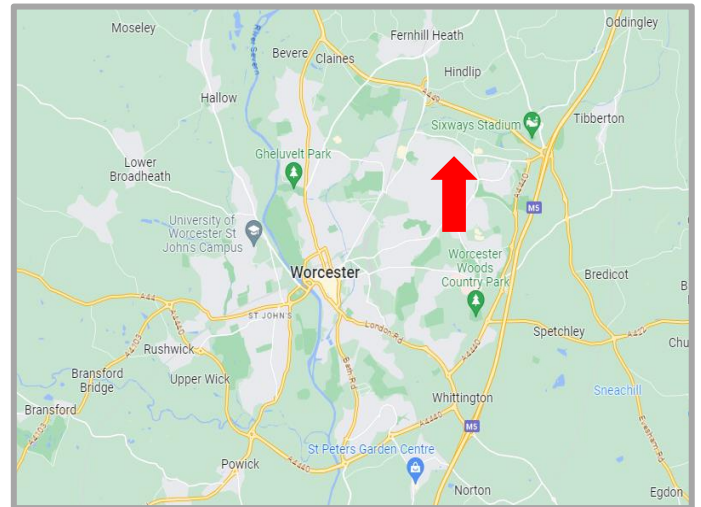
The Commercial Property Consultants

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changing the way commercial property is perceived in our region



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