



PRELIMINARY DETAILS

TO LET

INDUSTRIAL/ WAREHOUSE

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



1,643 sq. ft. (152.66 sq. m.)

Approx. Gross Internal Area

*** Recently refurbished**

*** Established business location**

*** Good access to Worcester City Centre and M5 Motorway**





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:

Unit 13 is a mid-terrace industrial/warehouse/trade unit of steel construction with a mono pitched roof incorporating roof lights and benefits from –

- Roller shutter door to front elevation
- LED lighting
- A concrete floor
- W.C facilities
- Car parking and loading/yard area directly in front of the unit.

Accommodation:

	Sq. m.	Sq. ft.
Approx. Total Gross Internal Area (GIA)	152.66	1,643

Business Rates:

Rateable Value (2026): £16,250

EPC Rating:

B (43)

Tenure:

The property is available by way of new full repairing and insuring lease for a term of years to be agreed.

Rental:

On application

Service Charge:

A service charge is levied for the maintenance and up-keep of common areas.

Further information is available upon request from agents.

Buildings Insurance:

The Landlord will insure the building and re charge the Tenant accordingly.

Further information is available upon request from agents.

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 a transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





Planning:

Interested parties are advised to make their own enquiries with the Local Planning Authority.

Anti-Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Viewing:

Strictly via sole agents:

**Harris Lamb
4 The Triangle
Wildwood Drive
Worcester
WR5 2QX**

Tel: 01905 22666

**Contact: Sara Garratt
Tel: 07876 898 280
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**Contact: Neil Slade
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Email: Neil.slade@harrislamb.com**

**Ref: G6041
Date: May 2026**

Subject To Contract



