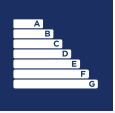




RENT
£112,200 per annum
(Exclusive of VAT)



EPC RATING
C-57



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

Leasehold | Industrial/Warehouse Unit | 14,893 Sq Ft (1,385 Sq M)



TO LET



Location

The Steel Centre is prominently located on Wainwright Road, on the established Shire Business Park, close to its junction with Brindley Road. It is in close proximity to Junction 6 of the M5 motorway. The location therefore offers excellent access to the national motorway network.



Description

Unit 4, is an end terrace steel portal framed building, originally developed as a transport depot in the late 1980s.

- Electric roller shutter door.
- Loading canopy.
- 7m to eaves.
- LED lighting.
- Allocated parking.

The racking currently situated in the unit could remain in situ if required.

The Steel Centre is a multi let estate which benefits from 24/7 access and is monitored by CCTV.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 4	14,893	1,385

Note: There is an additional area located at the front of the unit extending to 1,278 sq ft (118 sq m), which could be made available if required.



Amenities



Roller Shutter
Access



Eaves - 7m



Allocated Parking





Further information

Lease Terms

The property is available to let on a new lease at a rental of £112,200 per annum exclusive of VAT.

Business Rates

Tenants will be responsible for paying business rates directly to the local authority.

Rateable Value: £82,000

Repairs

The tenant will be responsible for maintaining the interior of the building, together with the roller shutter door.

Service Charge

An estate service charge is levied by the landlord to cover the costs incurred in providing security, maintenance of the loading areas/car park and water.

EPC

The EPC rating is C-57.

Insurance

The landlord insures the entire estate and recovers the cost from the tenants on a proportionate basis.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Services

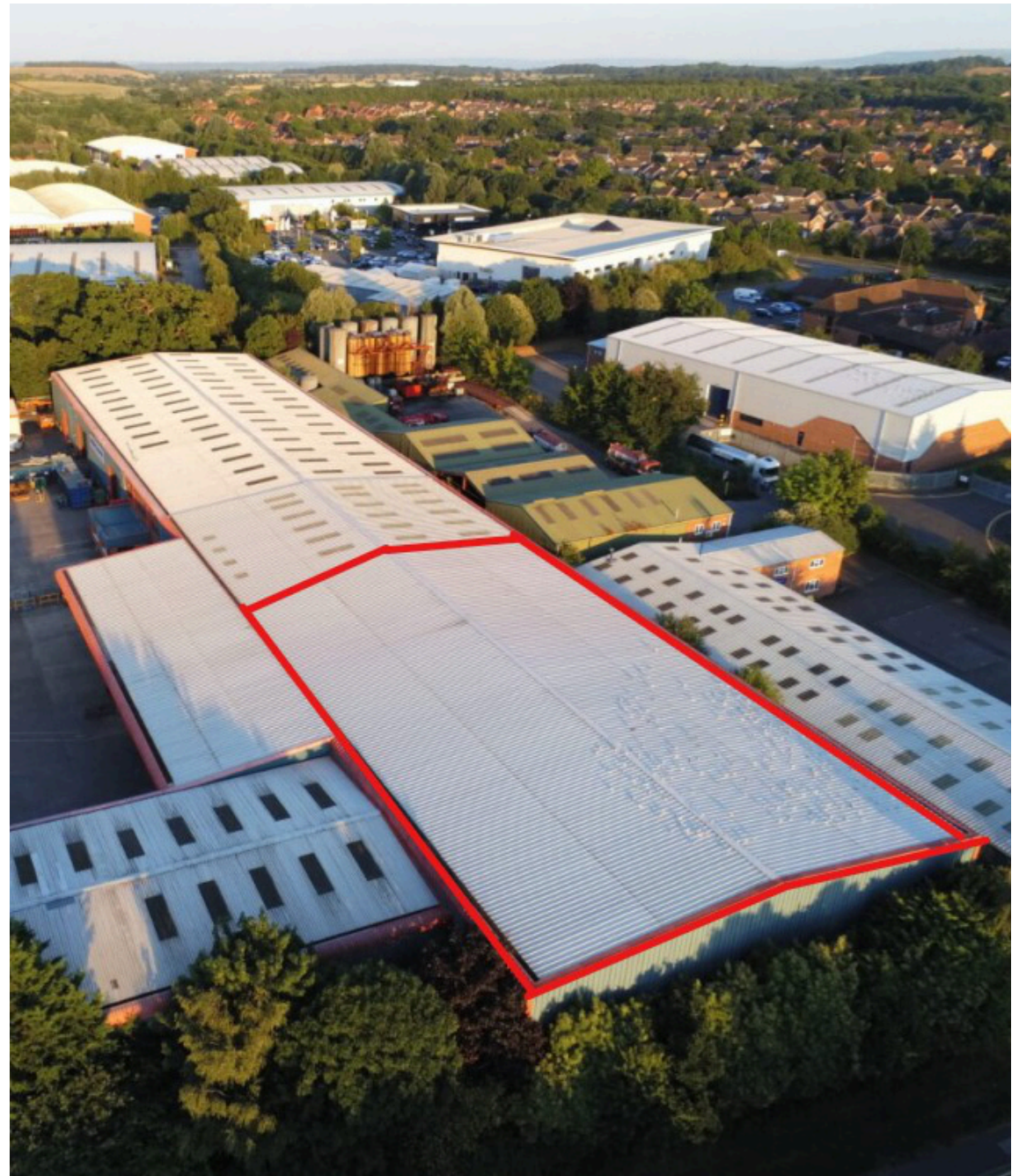
We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

VAT

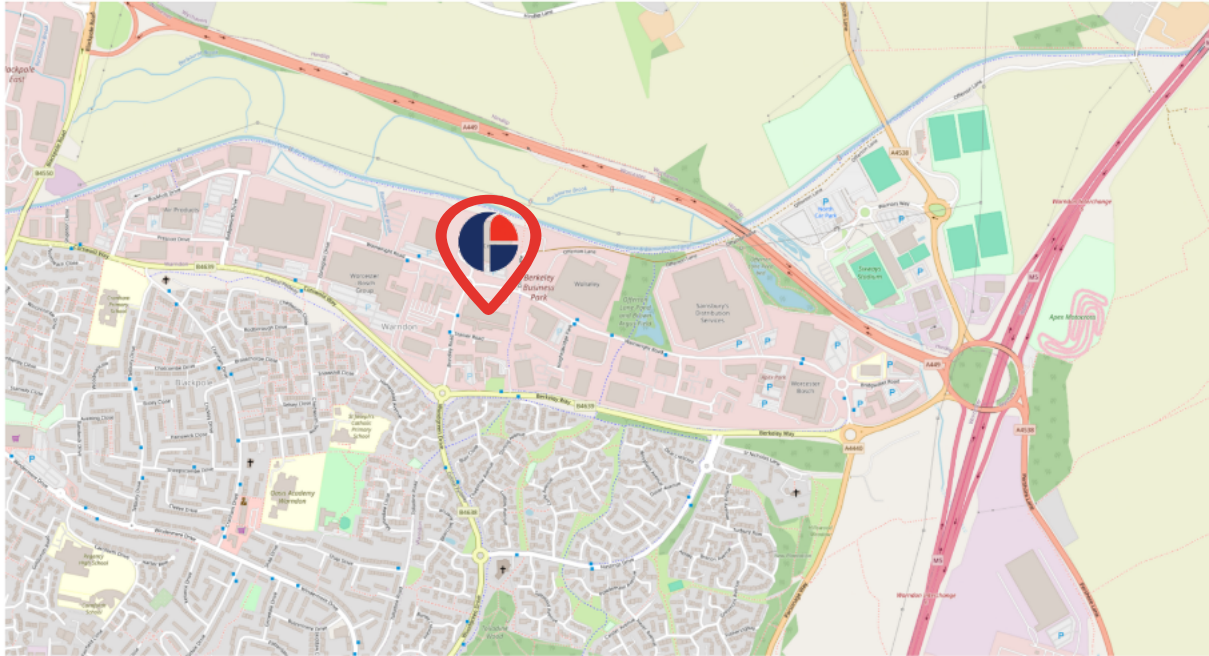
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

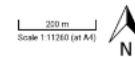
Strictly by prior arrangement with the joint agents Fisher German or GJS Dillon.



Unit 4, The Steel Centre, Worcester



Produced on Land App, Feb 13, 2025.
© OpenStreetMap contributors



Approximate Travel Distances



Locations

- Worcester - 3 miles
- Birmingham - 27 miles
- Bristol - 63 miles



Nearest Station

- Worcester Shrub Hill - 3 miles
- Worcester Parkway - 5 miles



Nearest Airport

- Birmingham International - 33 miles



Viewings



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Particulars dated February 2025. Photographs dated February 2025.